



## **Auburn/Bowman Community Plan Table of Contents**

These links will take you portions of the Auburn/Bowman Community Plan in PDF format. Print copies of the plan are available at the Planning Department, [11414 B Avenue](#), Auburn, and at the Auburn Placer County Library, on [Nevada Street](#) in Auburn.

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# AUBURN/BOWMAN COMMUNITY PLAN

## I. Introduction to the Plan

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### A. PURPOSE OF THE COMMUNITY PLAN

The Auburn/Bowman Community Plan is the official statement of Placer County setting forth goals, policies, assumptions, guidelines, standards, plan proposals, and implementation measures that will guide the physical and economic development of the Auburn and Bowman areas to at least the year 2010.

It expresses a clear vision of the future of the community and the directions in which it must grow if it is to grow in a healthy fashion. The Plan is intended to increase the degree of certainty regarding future growth so that public and private efforts can be focused on implementing the adopted Plan.

Many different goals, programs, and issues affect or are affected by future growth in the Auburn/Bowman area. This Plan, to a large degree, reconciles these sometimes disjointed and scattered goals, programs, and issues into a single policy document to guide future growth in this important area of Placer County.

### B. DESCRIPTION OF THE STUDY AREA

The Auburn/Bowman Community Plan encompasses an area of approximately 40 square miles at the base of the Sierra Nevada foothills. Its central location between the San Francisco Bay area and the Lake Tahoe recreation areas, along with its rural setting and mild "above the fog and below the snow" climate are some of the basic features attracting people to the area.

The Auburn/Bowman area can be currently characterized as a rapidly developing foothill community with a central-urban downtown area and sprawling suburban development to the north and south, strip commercial development along the primary north-south road, Highway 49, and nodes of highway commercial activity to the east along Interstate 80. Within the City of Auburn, the Old Town and Downtown areas offer a clearly defined urban core. More recent development of the Highway 49 corridor, especially between Dry Creek Road on the north and New Airport Road on the south, Dewitt Center to the west, and the Auburn Airport to the east, has resulted in the establishment of an office, commercial, and service oriented urban area 2-3 miles north of the traditional center of the Auburn community. Within this area is now found the hospital, airport, industrial centers, larger commercial facilities, county government complex, schools, parks, and a large number of multi- and single-family housing projects. The fact that this area has developed with the type of urban development now found presents both challenges and opportunities for future planning. This Plan addresses such issues.

Although the Auburn/Bowman Community Plan does not include the City of Auburn, it has been prepared with the recognition that the City is also updating its General Plan for the area. The City of Auburn's sphere of influence currently covers much of the urbanized north area described above. In fact, the Auburn Airport is within the City limits, although separated from the rest of the City. Because this area is within the City's sphere of influence, because the area may one

#### Figure 1

day be annexed to the City, and because the entire Plan area is identified as the Auburn area by both residents and visitors, this Plan acknowledges that it is important to maintain a single community identity. At the same time, it is clear that due to limited suitable land to accommodate new growth within the City, that substantial amounts of the growth, expected in this area over the next 20 years, is likely to occur in the unincorporated areas outside the City limits.

Although a great deal of the attention in this Plan is focused on the more intensely developed areas, the outlying agricultural and rural areas are important to the sense of community that typifies the Auburn/Bowman area. The study area extends out from Auburn and Bowman to include the Lone Star, Bear River, Christian Valley, Mt. Vernon, and Shirland Tract areas. (Portions of the Newcastle and Ophir area previously included within the study area, and a part of the 1978 Auburn Area General Plan are not included in this Plan. Those areas will be addressed in the future in a new Ophir-Newcastle Community Plan.) Auburn's attractiveness for residents and visitors is in large part attributable to its vitality and beauty of its natural setting and environment. The open spaces surrounding Auburn serve a crucial urban function as well. They separate the highly developed areas from the working landscape and from other urban areas. These open spaces and agricultural lands help make the community an identifiable, bounded place, places to which people feel they belong. Seen in this context the open spaces surrounding the community are as integral a part of the Auburn urban system as roads, buildings, and other basic facilities. They are a resource of irreplaceable value representing a major investment, which it is in the public interest to maintain.

The general study boundaries are depicted on the map on the following page. These boundaries are the American River to the east, the Bear River to the north, the Ophir General Plan area to the

west, and the Newcastle/Shirland Tract area to the south.

The terrain is generally rolling foothills with some steep areas, especially along the American and Bear River Canyons. Elevations range from 680 to 2,100 feet above sea level, with the majority of the Plan area lying between 1,200 and 1,400 feet. Auburn Ravine, North Ravine, Orr Creek, Dry Creek, and Rock Creek are the major watercourses traversing the study area. A more complete description of the Plan area's resources is found in the Auburn/Bowman Community Plan Environmental Impact Report.

### **C. THE REGIONAL SETTING AND CONTEXT**

The Auburn/Bowman area, although still a distinct community, has a place in a larger regional context. The regional setting is defined by the area's proximity to Nevada County and El Dorado County, connected by Highway 49, and to the larger cities of Roseville, Rocklin, and Sacramento, to the west connected by Interstate 80. Regional issues that affect Placer County and the Auburn/Bowman area include housing, jobs, transportation, air quality, water, commercial services, the economy, etc.

× Housing is a regional issue since a substantial percentage of employees in the Roseville and Sacramento areas commute to work from Auburn or through Auburn on Highway 49 or Interstate 80. The types and number of jobs in these areas have supported a healthy housing market in the Auburn area for many years.

× Transportation is a regional issue since Interstate 80, Highway 49, and the Southern Pacific Railroad traverse the Plan area and contribute to traffic congestion while at the same time infusing money into the local economy.

× Air quality is a regional issue since regional traffic is responsible for much of the deterioration of the local air quality and because air pollution moves out of the more densely developed areas into Placer County and further east.

× Water is a regional issue because so much of the region's domestic water supply is generated from the mountainous areas to the east and passes through the Auburn area to serve development to the west.

× Commercial services are a regional issue both because the Auburn area serves a much larger market area, and because of the lack of larger commercial outlets in the immediate area.

× The Auburn/Bowman area is affected by regional economic trends because of these connections to the greater Sacramento area and its economy.

Many of the problems which exist because of the regional setting of the Auburn/Bowman area are not going to be solved by any action taken within the Plan area; however, regional problems are also local problems and many opportunities exist within the Auburn/Bowman area to

contribute to the solution of these problems. Affordable housing provided in the Auburn/Bowman area contributes to the supply for the region; efforts to reduce vehicle miles traveled in the Plan area will minimize the increase in air pollution in the region, etc.

Development activities in surrounding communities will affect the Auburn/Bowman area. Major development proposals in the Pilot Hill area of El Dorado County will affect traffic in the Auburn area as well as views of the American River Canyon. As Nevada County continues to grow, traffic on Highway 49 and Interstate 80 will increase and contribute to an existing congestion and air quality problem.

#### **D. THE CURRENT PLANNING PROCESS**

In 1988, it became evident that the 1978/79 Auburn Area General Plan was becoming outdated due to new provisions in state law which required more specific implementation measures than that Plan provided for, as well as physical changes to the area which necessitated more modern solutions to problems associated with development. The staffs of the City of Auburn and Placer County began a joint work program in 1989 with the goal of updating the 1978/79 Plan. The current planning effort represents the third cooperative endeavor between the City of Auburn and the County of Placer to collect information necessary to provide a comprehensive long range plan for the community and its surroundings; however, in this case, each jurisdiction has prepared a separate plan document based upon some collectively gathered data and additional data generated independently. The City of Auburn General Plan (1993) update is not a part of this document, nor has it been adopted or endorsed by the Placer County Board of Supervisors.

The City of Auburn's General Plan addresses land use and related issues within the current city limits as well as within the city's adopted Sphere of Influence as established by the Local Formation Commission. Also addressed are land use and related issues within an "area of interest" which extends beyond the adopted Sphere of Influence. The Auburn/Bowman Community Plan, as the county's update effort is called, includes all of the unincorporated lands within the boundaries mentioned in the "Plan Area" section above, including the area which was within the boundaries of the 1979 Bowman General Plan. It was decided early on in the planning process to include the Bowman area in the current study due to its close proximity to the Auburn city limits and because concerns such as traffic, air quality, noise and community design are common to the entire region.

Public information forums were held in early 1990 as a cooperative effort by the staffs of both the city and the county. These forums provided residents of the Plan area and other interested parties an opportunity to receive information about the planning program and to express their ideas, concerns, preferences, desires and interests. In addition, several newsletters were circulated to an extensive mailing list and made available at a number of public locations. In addition to the input received by the city and county staffs at the public forums, numerous letters were submitted by individuals wishing to communicate their opinions and requesting consideration of specific land use designations on particular parcels of land. Throughout 1990 and 1991, information gathering and evaluation of public input continued. Using this accumulated data, county staff prepared three alternative land use proposals to be used by various consultants and the staff as the study progressed. The alternatives provided three different land use scenarios:

1. A Reduced Density alternative indicated a somewhat smaller residential holding capacity than the 1978/79 Plan.
2. A Consolidation alternative provided for a slightly larger residential holding capacity than the 1978/79 Plan; however, the densities were differently arranged so that land uses within the urbanized areas were intensified while the outlying areas were left in a very rural state.
3. An Increased Density alternative essentially allowed a substantial increase in residential densities by extending the urban expansion patterns of the previous two or three decades.

These three scenarios formed the basis for analysis and a guide for the preparation of the proposed Plan.

### **Citizens' Committee**

In January of 1991, the Board of Supervisors appointed the Auburn/Bowman Community Plan Citizens' Advisory Committee to assist the staff in the preparation of the Plan. Meeting twice a month or more, the Committee reviewed much of the basic data that had been accumulated as well as the assumptions and goals developed by the staff. The Committee heard presentations by various consultants associated with the update effort, met on three occasions with the City of Auburn's General Plan Advisory Committee, analyzed the three alternative land use maps, and toured the Plan area. The Committee was selected to represent a broad spectrum of community interests, and they conducted several public workshops to gain public input on the Plan. The Committee made numerous recommendations during the preparation of the draft Plan. Due to this, the Plan reflects many of the Committee's comments.

Public hearings were conducted by the Planning Commission from September, 1992 to July of 1993, after which the Commission forwarded its recommendations to the Board of Supervisors. The Board held two public hearings in February, 1994, and adopted the Auburn/Bowman Community Plan on June 21, 1994.

### **E. RELATIONSHIP TO THE CITY OF AUBURN'S GENERAL PLAN**

As noted in the "Planning Process" section above, the Auburn/Bowman Community Plan is the third cooperative, comprehensive planning effort to be undertaken by the City of Auburn and Placer County. The 1964 Auburn General Plan was jointly prepared by the City and County and adopted by both the Auburn City Council and the Placer County Board of Supervisors. The same is true of the 1978/79 Auburn Area General Plan. While there was much cooperation between the City and County staffs and their consultants (some consultants were hired under joint contracts involving both the City and County; in other instances, the same consultant was hired separately by both the City and the County), the two jurisdictions will adopt separate plans.

The City of Auburn's General Plan serves as the official land use policy document within the

incorporated City limits. It also serves as the City's guide to development and land use as it adds new area to the City by way of annexation. Although the Plan includes the City's adopted Sphere of Influence as established by the Local Agency Formation Commission (LAFCO), as well as an "area of interest" which the City proposes to add to its Sphere of Influence in the future, land use policies and designations outside the current City limits have no force and effect until and unless the area in question is formally annexed to the City.

The Auburn/Bowman Community Plan is a component of the Placer County General Plan and serves as the official land use policy document within the unincorporated area described in the "Plan Area" section above. The Community Plan supersedes the 1978/79 Auburn Area General plan and the 1979 Bowman General Plan, and it has no force and effect within the incorporated limits of the City of Auburn (including the Auburn Airport which is an incorporated "island" not contiguous to the rest of the City).

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# AUBURN/BOWMAN COMMUNITY PLAN

## II. General Community Goals & Planning Principles

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### A. GENERAL COMMUNITY GOALS

Policy must come before planning and of course the content of the policy is important to the preparation of the Plan. For this reason the planning effort has focused first on the creation of a set of Community Plan Goals. Not all of the Community Plan Goals are listed here. Only those that have had the greatest impact on the Plan, and those that can be described as general community goals versus specific goals related to an element of the Community Plan. In all cases, later discussion of the goals within each element includes a listing of policies and implementation measures to further describe the Plan.

These general goals, many of which are repeated in other elements of the Auburn/Bowman Community Plan, are reflected in the adopted land use map. Through adoption of this Community Plan the County has determined that these goals (and others found in the Plan) are consistent with the Plan and that the Plan is consistent with the goals. It is understood that the application of a single goal to an isolated single parcel of land may not appear consistent; however when all goals are considered, the Plan provides a coordinated focus or direction. Overall, especially given the broad scope of the Plan, the goals are also internally consistent.

1. ENCOURAGE NEW DEVELOPMENT IN THE AUBURN AREA TO  
CONTRIBUTE TO THE CREATION OF A MIXED-USE, COMPACT, READILY  
IDENTIFIABLE, FOOTHILL TOWN.



2. LOCATE URBAN AND SUBURBAN DEVELOPMENT IN AREAS WHERE URBAN SERVICES, COMMERCIAL FACILITIES, AND TRANSPORTATION FACILITIES ARE READILY AVAILABLE.

3. ENCOURAGE THE CONSTRUCTION OF NEW HOUSING TO MEET FUTURE NEEDS ANTICIPATED IN CURRENT POPULATION PROJECTIONS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION.

4. PROVIDE FOR RESIDENTIAL DEVELOPMENT WHICH CREATES FUNCTIONAL, ATTRACTIVE, COHESIVE NEIGHBORHOODS WHICH ARE CLOSELY TIED TO ADJOINING NEIGHBORHOODS.

5. PROVIDE A SUFFICIENT MIX OF NEIGHBORHOOD, REGIONAL, AND HIGHWAY COMMERCIAL FACILITIES TO SERVE THE RESIDENTS OF THE AUBURN/BOWMAN REGION AS WELL AS THOSE VISITING THE AREA.

6. ENCOURAGE AND ATTRACT BUSINESS AND INDUSTRY TO THE AUBURN AREA WHICH WILL HELP TO CREATE A MORE EVEN JOBS-HOUSING BALANCE.

7.ENCOURAGE PROJECTS WITH DESIGN FEATURES WHICH WILL ASSIST IN TRANSFORMING THE STRIP COMMERCIAL AREA IN NORTH AUBURN INTO A MORE DIVERSE, ATTRACTIVE, AND FUNCTIONAL URBAN AREA. MIXED-USED AREA WHENEVER OPPORTUNITIES EXIST. THESE OPPORTUNITIES MUST BE IDENTIFIED AND IMPLEMENTED AS DEVELOPMENT OCCURS.

8. MAINTAIN THE BOWMAN COMMERCIAL AREA AS A HIGHWAY-SERVICE ORIENTED RETAIL COMMERCIAL AREA WHILE ATTEMPTING TO MINIMIZE IMPACTS ON SURROUNDING LAND USES, AND EXPAND THE RANGE OF COMMERCIAL USES TO BETTER SERVE RESIDENTS OF THE LOCAL AREA.

9. PROTECT THE I-80 CORRIDOR, INCLUDING APPROPRIATE AREAS ALONG LINCOLN WAY AND BOWMAN ROAD IN THE BOWMAN AREA, TO PRESERVE EXISTING SCENIC VISTAS OF THE AMERICAN RIVER CANYON AND THE SIERRA NEVADA MOUNTAIN RANGE.

10. PROTECT THOSE LOCAL VIEWSHEDS AND SCENIC CORRIDORS ALONG HIGHWAY 49, BELL ROAD, CHRISTIAN VALLEY ROAD, DRY CREEK ROAD, AND MT. VERNON ROAD IN THE PLAN AREA WHICH ARE IMPORTANT TO MAINTAINING THE COMMUNITY'S RURAL IDENTITY.

11. ENSURE THAT LAND ADJACENT TO THE AUBURN AIRPORT IS

DEVELOPED IN ACCORDANCE WITH THE AUBURN AIRPORT COMPREHENSIVE LAND USE PLAN WHILE INCLUDING ACCOMMODATION OF THE PROPOSED EXPANSION OF THE AIRPORT.

12. PRESERVE AND PROTECT FROM URBAN ENCROACHMENT THE RURAL/ AGRICULTURAL AREAS, DESIGNATED IN THE LAND USE PLAN.

13. ENSURE THAT PUBLIC SERVICES AND FACILITIES ARE AVAILABLE TO SERVE THE NEEDS CREATED BY THE PRESENT AND FUTURE DEVELOPMENT WHICH OCCURS IN THE PLAN AREA.

14. PRESERVE THE NATURAL LAND FORMS; PRESERVE OUTSTANDING AREAS OF NATIVE VEGETATION INCLUDING, BUT NOT LIMITED TO, OAK WOODLANDS AND RIPARIAN AREAS, AND NATURAL RESOURCES OF THE AREA AS MUCH AS POSSIBLE. IT IS RECOGNIZED THAT DEVELOPMENT OF COMMERCIAL, INDUSTRIAL, AND HIGHER DENSITY RESIDENTIAL USES CAN RESULT IN THE LOSS OF NATURALLY OCCURRING AMENITIES. WHERE THIS IS ALLOWED TO OCCUR, ADHERENCE TO A SET OF COMMUNITY DESIGN GUIDELINES SHOULD ASSIST IN MITIGATING SUCH IMPACTS.

15. IDENTIFY THOSE AREAS WHERE GREENBELTS OR LINEAR OPEN SPACES SHOULD BE PRESERVED IN ORDER TO ENHANCE THE DEVELOPED AREAS AS WELL AS TO MAINTAIN CLEAR BOUNDARIES FOR THE "AUBURN/ BOWMAN" COMMUNITY.

16. PROTECT THE LIVES AND PROPERTY OF THE CITIZENS OF THE AUBURN AREA FROM UNACCEPTABLE RISK RESULTING FROM FIRE OR FLOOD HAZARDS.

17. PROVIDE FOR A TRANSPORTATION SYSTEM THAT SUPPORTS THE SOCIAL AND ECONOMIC WELL BEING OF THE PEOPLE AND ENVIRONMENT OF THE PLAN AREA.

18. ENCOURAGE AND ENABLE THE USE OF PUBLIC AND PRIVATE TRANSIT AS WELL AS OTHER ALTERNATIVE MODES OF TRANSPORTATION. EXPAND PUBLIC TRANSPORTATION OPPORTUNITIES TO MEET THE NEEDS OF THE PLAN AREA'S RESIDENTS, REDUCE TRAFFIC CONGESTION, AND IMPROVE AIR QUALITY.

19. DEVELOP A COMMUNITY TRAIL SYSTEM.

20. ENCOURAGE THE CONTINUED PROVISION OF A WIDE VARIETY OF

## **CULTURAL ACTIVITIES THAT CONTRIBUTE TO THE APPEAL OF THE AUBURN/BOWMAN AREA.**

21. RECOGNIZE THAT CLEAN AIR AND WATER ARE ESSENTIAL RESOURCES FOR MAINTAINING A HIGH QUALITY OF LIVING, AND ENSURE THAT THESE RESOURCES ARE MAINTAINED AT ACCEPTABLE LEVELS.

22. AMENDMENTS TO THE AUBURN/BOWMAN COMMUNITY PLAN SHOULD BE MINIMAL UNTIL SUCH TIME AS THE COUNTY DETERMINES CIRCUMSTANCES IN THE AREA HAVE CHANGED SO SIGNIFICANTLY THAT AN UPDATE OF THE PLAN IS NECESSARY. PIECEMEAL COMMUNITY PLAN AMENDMENTS SHOULD BE DISCOURAGED.

## **B. PLANNING PRINCIPLES**

There is general agreement on the magnitude of the growth problems facing California and specifically the Auburn/Bowman area. Regardless of one's views as a no-growth, planned growth, or unrestricted growth advocate (all of which are present in the Auburn area), it is apparent that changes are needed. The General Community Goals identify the "motherhood and apple pie" issues that most residents of the Auburn/Bowman area will agree are important. The Planning Principles, or concepts, that guided the formation of this Community Plan are briefly discussed in this section.

1. Firm urban growth boundaries are necessary for the creation of a compact, efficient, and functional community.

The alternative, continued expansion of urban development, means sprawl onto far more of the Community Plan area's natural landscape and an unmanageable pattern of development. Such expansion would sap economic and social energy from the existing community in which the City, County, and private individuals have extensive financial, social, and historic investment. Urban sprawl would result in the loss of the sense of community that has resulted from the relatively small town atmosphere which fosters social interaction and common interests. The character of the Auburn/Bowman community will be threatened as well, should growth continue to spread throughout the foothill area seemingly without boundaries or limits.

Growth boundaries can work by uniting the pattern of homes, jobs, services, and other destinations to provide an opportunity to avoid daily long-distance automobile travel. Such boundaries can provide for the efficient, cost effective, provision of all types of public services and infrastructure, promote the use of transit, strengthen the economic viability of commercial areas, and preserve outlying areas for long-term future options.

2. Maintenance of the open space character of lands outside the urban area is necessary, as is the incorporation of some open space characteristics into the urban area.

Due to the area's topography and historic pattern of development, the identification of the lands outside the urban growth area, that are important to the character of the area, is easily accomplished. These lands outside the urban growth area form the community's "greenbelt." They encompass recreational open space (especially on the fringe), watersheds, ranches, rural estates, wildlife habitat and corridors, woodlands, scenic vistas, ridgelines, and other natural resource lands essential for the vitality of the community. Large lot residential uses help maintain open space and also provide variety in housing opportunities. Access to these areas is simple and quick due to the existing road pattern in the area and this accessibility adds to the character of the Auburn area. One need only travel a very short distance on Mt. Vernon, Dry Creek, Joeger, or Bell Roads to experience the rural character of the surrounding area.

Due to the area's topography, riparian corridors pass through much of the Plan area. The preservation (and in some cases restoration) of these corridors can provide the link between the urban and rural areas; small but important open space areas can be preserved in the urban setting.

3. Lands within the urban area should be devoted to compact residential, commercial, and industrial development, thereby making efficient use of land and infrastructure.

New development should be located in such a way and in sufficient density to make the use of transit, bicycle, and pedestrian facilities more feasible. Due to the historic pattern of development in the Auburn area, transit service has been difficult to provide efficiently. Changes in the use of transit will not occur rapidly, however, new development can be designed to at least allow for alternative transportation facilities and their increased use in the future.

A mixed-use concept should be sought for new development on the larger developable parcels of land and within designated areas where redevelopment may occur. A balance of compatible commercial, industrial, residential, civic uses, enjoyable public places, and parks will enhance the communities sense of identity and interaction, as well as address traffic congestion, air quality, and affordable housing issues.

4. Specific programs are necessary to promote affordable housing or it is not going to be provided.

Compact, higher density growth is not enough to ensure the provision of sufficient affordable housing. Special programs designed specifically to provide low-income housing will be needed. New development standards, new funding mechanisms, and

economic incentives will be necessary and must be addressed in this Plan.

5. In order to implement the Community Plan, it will be necessary to take advantage of opportunities available through both public and private actions, as well as opportunities for public/private partnerships. Such opportunities will exist in the Plan area for a number of reasons. The Dewitt Center, approximately 200 acres in size and owned by Placer County, is strategically located between Atwood and Bell Roads, west of Highway 49. Within close proximity lie many acres of developable lands with few constraints. In addition to the wide range of public services offered at Dewitt, schools, medical facilities, commercial uses, and recreational facilities are found close by. Road access is excellent, and future roads will improve access further. The County, through the possible reconstruction of major office facilities at Dewitt, will increase the prominence of the center and spur increased private development in the immediate surroundings. Many opportunities will exist for private (residential, commercial, office, etc.) development close by, public development at Dewitt, and public/private joint ventures. All of these activities, if well planned, could create a very functional and successful area of development, as well as meet many different needs.

Because of the County's and the Auburn Recreation District's interest in recreational facilities to serve the greater Auburn area, opportunities may exist for these agencies and private parties to cooperatively bring new attractions to the area, such as a public golf course, etc.

6. There is a need to increase the economic base of the Auburn area, as well as to provide housing to improve the jobs/housing balance. The new Plan should address different approaches to accomplishing this. The proposed housing program could help to provide housing necessary for employees of existing and future businesses in the area. Retention and expansion of existing companies in the area can increase employment, maintain a stable tax base, and attract new businesses. According to the Sierra Economic Development District (SEDD) there are several reasons why local economic development efforts should begin with existing businesses. Among these "satisfied firms can form the best advertisement for attracting new firms to the area." SEDD suggests that "while some things may be outside of the control of a community, there are a number of other things a community can influence to improve business conditions." Four principles of economic renewal include, "Plug the Leaks," "Support Existing Businesses," "Encourage New Local Enterprise," and "Recruit Appropriate New Businesses." Adherence to these principles can give a community the opportunity to strengthen itself from within.

7. The protection of the environment within the Plan area is necessary in order to maintain the most important attributes that attract people here in the first place, and keep long-term residents from moving away. Part of the reason that the Auburn/Bowman area has experienced such growing pains in recent years is due to the recognition of the apparent conflict between new development and the desire to maintain the existing character of the

area in which the natural environment is a key component. This Plan must create a balance by accommodating new growth while minimizing the loss or degradation of the natural environment.

8. All Elements of the Plan are interrelated and no one element or goal can be understood without also acknowledging the balance of the Plan. The Land Use and Transportation sections, although they may receive the greatest amount of attention, must be interpreted with an understanding of the housing, community design, noise, and conservation discussions.

9. It is important that this Plan recognize the need to identify appropriate techniques for preserving open space, enhancing urban design, analyzing environmental needs, planning for efficient infrastructure systems and promoting comprehensive citizen participation. Implementation is a key element of every section of the Plan.

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## III. Community Development Element

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### A. POPULATION AND HOUSING

#### 1. Purpose

The purpose of this section is to the ultimate goal of providing adequate housing for all economic segments of the community. This section must be reviewed within the context of Placer County as a whole.

Note: The Placer County General Plan Housing Element is incorporated in this Community Plan by reference. The information following is more specific housing and population information relative to the Auburn/Bowman Community Plan.

#### 2. GOALS

a. ENSURE THAT SOUND AND ADEQUATE HOUSING IS PROVIDED TO ALL RESIDENTS AT DESIRABLE LOCATIONS, INCLUDING CONSIDERATION OF TRANSPORTATION FACILITIES, SCHOOL FACILITIES, AND PROXIMITY TO MAJOR EMPLOYMENT CENTERS.

b. PROVIDE HOUSING TO MEET FUTURE NEEDS ANTICIPATED IN CURRENT POPULATION PROJECTIONS FOR ALL ECONOMIC SEGMENTS OF THE POPULATION ANTICIPATED WITHIN THE PLAN AREA WHILE ENSURING COMPATIBILITY WITH EXISTING LAND USES.

c. PROMOTE SAFE, INNOVATIVE, AND ENERGY EFFICIENT RESIDENTIAL



## DEVELOPMENT.

d. PROVIDE THE OPPORTUNITY FOR A VARIETY OF HOUSING TYPES.

e. PROVIDE FOR RESIDENTIAL DEVELOPMENT WHICH CREATES FUNCTIONAL, ATTRACTIVE, COHESIVE NEIGHBORHOODS WHICH ARE CLOSELY TIED TO ADJOINING NEIGHBORHOODS.

### 3. Policies

a. Encourage residential development in areas which provide an adequate and accessible transportation network and which reduce commuting distances to areas of employment.

b. Discourage proposals which are not part of a cohesive transportation network and which do not make possible a diversity of transportation systems (pedestrian, bicycle, equestrian, public, private vehicle, etc.).

c. Encourage innovative development techniques to assure a wide diversification of housing types.

d. Limit high and medium density residential development to areas which have available public services and are compatible with surrounding land uses. Residential areas with parcel sizes of 1 acre or less, should be located where a full range of services can be provided most efficiently and economically.

e. Ensure that state mandated housing goals are satisfied by reviewing the consistency of these policies when the County-wide housing element is updated as required by State law.

f. Discourage large concentrations of low-cost housing through dispersal of such units through mixed-use areas, within single-family subdivisions, as accessory apartments, etc. Exceptions to this may be areas closely tied to an exceptional location in terms of proximity to social services, medical facilities, commercial areas, transit facilities, and recreational opportunities.

g. Replace or renovate all substandard housing and improve deteriorating residential areas through continued enforcement of building, zoning, health, and seismic safety codes.

h. Encourage developments which create a sense of community by fostering human interaction through subdivision design, pathways to adjoining neighborhoods and adjacent commercial areas, interconnecting trails systems, in-tract recreation opportunities, etc.

i. Encourage the use of passive and direct solar collection and incorporate home design innovations which limit energy consumption.

j. The design of future residential developments should emphasize character, quality, livability, and the provisions of all necessary facilities to insure their permanent attractiveness.

- k. Change the commercial land use and zoning designations of several existing mobilehome parks to either High Density Residential or Medium Density Residential to discourage the mobilehome parks from being converted to commercial uses.
- l. Develop a mixed-use designation for the north Auburn area to encourage commercial projects to provide housing. The mixed use district will allow for residential uses in conjunction with commercial projects or for a specific type of residential use not currently found in the Auburn area.
- m. Develop a Redevelopment Plan for designated areas in the North Auburn and Bowman areas as a tool to implement the Community Plan.
- n. Assist developers of affordable housing projects by developing an ordinance which provides for the priority processing of these projects after they receive their entitlements,
- o. Whenever feasible, new multifamily and other higher density single-family residential development projects should be oriented toward adjacent roadways to tie the development in with the surrounding neighborhoods.
- p. Pedestrian walkways should be incorporated into multifamily and urban residential subdivisions to provide access to adjoining neighborhoods and adjacent commercial areas.
- q. Discourage the appearance of creating walled-off communities such as is done through the use of sound walls along roadways where noise impacts can be appropriately mitigated in an alternative way.

#### **4. Population**

Population projections play a major role in the formulation of a community plan. They are an important factor in determining land use as well as transportation and public service facilities to accommodate the anticipated growth. Care must be taken in the use of population projections since they are based on assumptions as to what will occur in the future. Unforeseen changes in the social or economic climate of an area can significantly alter the actual growth.

##### **a. Historical Growth**

There were approximately 20,248 persons living within the Auburn/Bowman community plan area in 1990 (source: 1990 Federal census). Projection A is based on the assumption that the Auburn/Bowman area will grow at a 3.0% annual growth rate for the Plan area. This projection would allow for 37,186 people in the Plan area by 2010. Projection B was prepared by the economic consulting firm, Recht Hausrath and Associates, and based on a variety of assumptions, determined that the Plan area will grow at a 2.1% annual growth rate. This projection would allow for 31,200 people in the Plan area by 2010.

#### **5. Housing**

## a. Existing Condition

Table 1 Illustrates the type of housing units in the plan area based on a 1990 land use study prepared by the Placer County Planning Department. (The number of vacant units is based on a 3.85% vacancy rate from the 1990 census.)

**Table 1**

Auburn/Bowman Housing Types  
1990

Housing Type	Housing Units	Vacant Units	Occupied Units
SFD	4793	185	4608
2-4	1104	42	1062
5+	568	22	546
MHP	1062	41	1021
<b>TOTAL</b>	<b>7527</b>	<b>290</b>	<b>7234</b>

Table 1 shows that the primary housing type is the single-family dwelling with 64% of the total units being of that type. Multiple units represent approximately 22% of the housing mix. The remaining 14% are units in mobile home parks. The predominance of single-family housing units is a reflection of the demand for this type of housing. Multiple-family and mobile home parks also make-up a significant percentage of these units and help provide a variety of housing types in the Community Plan area. The vacancy rate is 3.85%. Vacancy rates are helpful in determining whether a jurisdiction has sufficient housing to meet demand. A 5% vacancy rate is generally considered an optimum rate; therefore, in the Auburn/Bowman area, it appears that there is an insufficient supply of housing.

According to the 1980 census, approximately 18% of the residents worked in the Sacramento area, 4% worked in the City of Roseville, and 78% worked in the remaining portions of Placer County. The majority of persons were employed in either the managerial, professional and technical fields or in sales and administrative support.

The median household income in the Auburn/Bowman area in 1991 was \$38,854 which was slightly below the County average of \$39,700. There were approximately 41% of the residents reporting incomes of less than 80% of the County median which is the standard for determining low income. Seventy-seven percent of the housing units were owner occupied. A certain percentage of the residents who are classified as low income are retired and own their own home.

## b. Housing Need

The need for future housing is based on the community's projected population. These increased

population figures would indicate a demand for approximately 6,147 housing units by the year 2010 based on Projection A and 3,930 housing units based on Projection B as illustrated in Table 2. Table 3 indicates that approximately 868 new mobile home park units should be provided by the year 2010 based on Projection A and 589 mobile home park units based on Projection B. Since the County has not received an application for a mobile home park in the Auburn/Bowman area in the past 15 years and the cost of suitable land has skyrocketed in recent years, it appears very unlikely that a new mobile home park will be provided in the near future. Also, the existing supply of mobile home parks could be further reduced by the possibility of converting the parks into commercial uses. Approximately 35% of the mobile home parks are within a commercial zone district. Since mobile home parks often provide affordable housing, an attempt should be made to preserve the existing supply of mobile homes. If it is unlikely that new mobile home parks will be created in the near future, the number of new multiple-units will need to be increased beyond that listed in Table 3 to fulfill the affordable housing need that may not be satisfied by the creation of new mobile home parks. However, alternative methods of providing affordable housing, such as the creation of small homes on small lots, may also provide affordable housing. Multi-family residential need not be the only option of satisfying this housing need. Table 4 describes this adjusted housing need that can be accommodated based on the proposed land use plan.

**Table 2**

## Auburn/Bowman Housing Need

Population 1990	Percent Growth	Population 2010	Population Increase 1990-2010	Average Household Size	# of new units needed
20,589	2.1%	31,200	10,611	2.7	3,930
20,589	3%	37,186	16,597	2.7	6,147

**Table 3**Projected Auburn/Bowman Housing Need by Housing Type  
(Based on Current Distribution of Housing Available)

% of Housing Type	Existing Housing Type	Units 1990	Additional Units 2010	
			2.1% Growth	3% Growth
63%	Single Family	4,793	2,476	3,914
22%	Multiple Family	1,672	865	1,365
15%	Mobile Home Parks	1,062	589	868

TOTAL	7,527	3,930	6,147
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**Table 4****Adjusted Housing Need**

% of Housing Type		Existing Housing Type	Units 1990	Additional Units 2010	
1990	2010			2.1% growth	3% growth
63%	57%	Single-Family	4,793	2,240	3,522
22%	25%	Multi-Family	1,672	983*	1,539*
15%	0%	Mobile Home Parks	1,062	0	0
0%	18%	Single Family- Small Lots	0	707*	1,086**
TOTAL			7,527	3,930	6,147

\* This figure has been adjusted to incorporate 20% of the units that mobile home parks would have theoretically provided.

\*\* This Figure has been adjusted to incorporate 80% of the units that mobile home parks would have theoretically provided plus 10% of the demand for single-family.

## 6. Jobs/Housing Balance

### a. Background

A community is considered to have a healthy jobs/housing balance if the available housing matches the jobholder's housing needs at prices commensurate with their wages. The benefits for attaining a jobs/housing balance include: an increase in quality, affordable housing for all income levels; a reduction in commuter vehicle traffic generation resulting in a decrease in air pollution; a reduction in commuter time and its associated stress; increased opportunities for alternative transportation; and achievement of social objectives such as relief from class segregation and an overall greater sense of community amongst the residents.

In order to determine if a true jobs/housing balance exists, existing jobs, including wages earned, compared against existing housing and its cost must be analyzed. In addition, community or study area boundaries must be examined in the context of their relation to a commute shed. Rarely do commute shed and community or study area boundaries coincide, since each is established for a particular reason and trying to superimpose one on the other is usually futile. Although a true jobs/housing balance can be achieved theoretically, factors such as personal, societal, and economic preferences will tend to take

precedence over the best of plans. However, an effort can be made to achieve a greater balance.

Jobs/housing balance is typically expressed as a ratio of jobs to housing units; 1:1 denoting one job for each housing unit. However, with the advent of the ever popular, or necessary, dual wage earner household, the actual condition typically exceeds the 1:1 ratio. A number of studies have been conducted in the region which purport appropriate jobs/housing ratios ranging from a low of 1.23 :1 to a high of 1.6:1.

The Auburn/Bowman Plan area has a jobs/housing imbalance. Studies have documented that there is not only insufficient number of jobs to support the work force residing in the Plan area, but that the area also lacks the important match between jobholder's housing needs at prices commensurate with their wages. The area needs more high paying jobs to support the more expensive residences in the area and more lower cost housing to support the lower income jobs in the area.

### b. Analysis

The Auburn and Bowman areas, typified by their rural setting and predominately small town atmosphere, have recently experienced great changes as a direct result of expanded development and an increase in population. With these changes an ever widening jobs to housing disparity has come into existence due to a lack of available, affordable housing for the lower paying commercial/retail jobholders and the lack of appropriate jobs for the workers residing in the typically more expensive single-family residences. As shown in Table 5, the Auburn/Bowman area currently offers a jobs/housing ratio of 0.93:1, a ratio which is considerably below the previously cited desired jobs/housing ratio range of 1.23:1 to 1.6:1, and confirms that the Auburn/Bowman area is lacking a sufficient number of jobs to support the work force residing in the area.

**Table 5**

#### Auburn/Bowman Existing Jobs/Housing Conditions

	CITY	UNINC.	TOTAL
HOUSING UNITS	4,784	7,527	12,311
POPULATION	10,615	20,248	30,863
EMPLOYMENT	3,894	7,513	11,407
JOBS/HOUSING RATIO	0.81:1	1.00:1	0.93:1
POPULATION/HOUSING UNIT	2.22	2.69	2.51

Sources: (1) 1990 Preliminary Census data

(2) Number of jobs based on square footage of existing commercial and industrial development and an employee/floor area ratio provided by Stanford Ranch West Regional Housing and Employment Study

(Coopers & Lybrand, 1990)

Further study reveals that not only is the Auburn/Bowman area housing rich and job poor, but that the area lacks the important match between jobholder's housing needs at prices commensurate with their wages, and jobs to support the more expensive residences in the area. An analysis of types and amount of jobs within the Plan area is provided in Table 6, while an analysis of housing units and estimated costs to rent and purchase is provided in Table 7.

**Table 6**

Auburn/Bowman Available Jobs

	CITY	UNINC.	TOTAL	AVG ANNUAL EARNINGS
RETAIL/COMMERCIAL SERVICE	2,033	2,049	4,082	\$14,605
OFFICE	1,057	1,972	3,029	\$21,255
INDUSTRIAL	63	632	695	\$24,680
INSTITUTIONAL, GOVT.	741	2,860	3,601	\$21,312

Sources: (1) Number of jobs based on square footage of existing commercial and industrial development and an employee/floor area ratio provided by Stanford Ranch West Regional Housing and Employment Study (Coopers & Lybrand, 1990)

(2) Average annual earnings - Sierra Economic Development District

**Table 7**

Auburn/Bowman Available Housing Units

	TOTAL NO. OF UNITS*	MEDIAN MONTHLY RENT (4/91)	MEDIAN PURCHASE PRICE (4/91)	AVERAGE ANNUAL EARNINGS TO RENT	AVERAGE ANNUAL EARNINGS TO OWN
SFR	9236	\$850	\$197,500	\$33,996	\$65,280
MFR	3002	\$540	\$61,200	\$21,600	\$20,936

Notes: \*Includes City of Auburn

SFR - Single family residential (3 bedroom/2 bath)



MFR - Multi family residential (2 bedroom/1 or 2 bath)

Sources: (1) Number of units - Placer County Assessor's Office records

(2) Median monthly rent - survey of local rental management companies and review of Auburn Journal classified advertisements

(3) Median purchase price - Placer County Board of Realtors

(4) Average annual earnings to rent and own - based on a 20% down payment and a debt to earning ration of 30%.

With consideration to the area's jobs/housing ratio of 0.93:1, indicating that there are slightly less than one job for each household within the area, it is evident from a review of Tables 6 and 7 that at least two workers must reside in each housing unit, or, workers spend more than 30% of their wages on rent or mortgage payments, or, workers are living outside of the Auburn/Bowman area. It is evident from a review of the tables that the average multi-family unit (2 bedroom/1 or 2 bath apartment) would not be within economic means of the average single-wage family to rent or buy. Compounding the affordability problem for the retail/commercial services workers would be the competition from the workers within slightly higher paying job categories since the only affordable units for those workers are also the average multi-family units. The outlook is slightly better for the average dual-wage family since the possibility exists that workers within the office, industrial and institutional categories would be able to afford to at least rent the average single-family housing unit.

Only a small percentage of the available jobs within the institutional, industrial, and office categories can be assumed to provide jobholders with adequate earnings to afford the average single family residential unit, even considering the dual-wage advantage of most of today's families. This would explain the large outflows of workers to job centers west of the Plan area where wages are known to be higher.

The jobs/housing imbalance in the Auburn/Bowman area has already caused a noticeable increase of in-commuting and out-commuting of job related traffic in and through the area. Traffic on Highway 49, Indian Hill Road, and Bell Road are all excellent examples of the increase in commuter trips. Another change resulting from the jobs/housing imbalance is the change in the character of the community. Although, this attribute is very difficult to quantify, it is almost always an impact which results when peoples daily lives are divided by distance between work and home. The result is less time to spend within the community where one lives and therefore less of a tie exists to that community.

### **c. Land Use Options and Implications**

The update of the Auburn/Bowman Community Plan provides a vehicle in which the jobs/housing disparities that exist in the area can be narrowed. Through careful planning, land use designations can be altered to reflect current needs for additional affordable residential units and additional primary wage earner industry.

The goal of encouraging more primary wage earner jobs could be accomplished by providing more land designated for industrial use. Although, it is true that undeveloped industrial land currently exists within the plan area, introduction of additional industrial land could keep the price of industrial project development down (lower land costs) and therefore attractive to such industry. In essence, overzoning is providing for additional land within each land use district needed to result in a jobs/housing balance, over and above the amount estimated to be needed. The theory is that by "overzoning" the price of the land is not as susceptible to market influences (supply -vs- demand). The concept of overzoning could also be applied to high density residential in an effort to keep land cost down and thereby encourage their development.

It is important to remember that changes to land use can result in negative impacts which should be considered. Auburn/Bowman has come to exist as a quasi-bedroom community to the Sacramento metropolitan area and South Placer area. As a bedroom community, the area enjoys both benefits and drawbacks. It should be considered, with the introduction of more industrial and office development, generating a greater number of primary wage earner jobs, and increased density residential projects, negative impacts will occur and can affect those attributes which make the area so unique.

## 7. Affordable Housing

As mandated by the State, the County is required to provide its fair share of affordable housing as determined by the appropriate regional housing need. This regional allocation has been determined by the Sierra Planning Organization, for the period between 1990 and 1997 and is shown in Table 8. The housing need identified here is for the Auburn/Bowman Community Plan area (not including the city of Auburn). Also shown on this table is the annual income for each category as well as affordable housing costs.

**Table 8**

### Auburn/Bowman Regional Housing Allocation

Income Category	Annual Income *	Monthly Housing Costs	1990-1997** Additional Housing Units Needed for Plan Area
Very low	\$13,900 - 26,000	\$347 - 655	316
Low	\$22,250 - 41,900	\$556 - 1,047	235
Moderate	\$33,350 - 62,900	\$834 - 1,572	293

\* Range reflects 1-8 persons per household. Information from the 1991 Addendum to the Placer

## County Housing Element.

**\*\* Information from Sierra Planning Organization 11-8-91. These figures represent the percentage of households in the County located within the Auburn/Bowman Plan area.**

In order to meet the need for additional very low, low, and moderate income housing units, the County currently has several programs designed to encourage affordable housing. Please refer to the Placer County General Plan Housing Element for a discussion of these programs. Several new programs are proposed to encourage the construction of affordable units. These programs include: creating a Redevelopment Plan; establishing a Housing Trust Fund; modifying the Second Unit Ordinance; providing for small homes on small lots; providing for Accessory Apartments; revising infra-structure standards; streamlining processing time; establishing inclusionary zoning; developing Public Land; waiving/reducing development fees; preserving mobile home parks; establishing a density Bonus for rental housing; and implementing the Community Reinvestment Act. All of the programs are described in detail in the Placer County General Plan Housing Element with the exception of inclusionary zoning and the mobile home park preservation provisions which are also described below due to their potential significance in providing and preserving affordable housing. Note: In the event the Placer County General Plan Housing Element is amended, the discussion contained below shall be automatically superseded by such an amendment.

### **a. Inclusionary Zoning**

It is the recommendation of this Plan to require all new housing projects of 100 or more units on land that has received an increase in allowable density through either a public or privately initiated community plan amendment, rezoning or specific plan shall be required to provide at least 10 percent of the units to be affordable to low income households. The low income units shall be available concurrently with the market-rate units. All such units shall remain affordable for at least 20 years.

In cases where developers actually construct the low income units, the projects shall be eligible for a 10 percent density bonus. The Land Use Element and Zoning Ordinance will be amended to avoid potential conflicts with minimum lot size standards in cases where the density bonus option is exercised.

In cases where the County determines that it is impractical for the developer to actually construct the units on-site, the County may as an alternative allow the dedication of land within the Community Plan area sufficient to accommodate at least 10 percent of the units for low-income households and/or the payment of an in-lieu fee. In cases where land dedication is deemed suitable, such land shall be offered in fee to the County or to another public or nonprofit agency approved by the County. The amount of the in-lieu fee shall be determined on a case-by-case basis. The County may require the developer to fund an analysis showing how contributions of in-lieu fees could be best utilized to create the desired number of low-cost units.

All new housing projects of less than 100 units on land that has received an increase in allowable density through a general plan amendment, community plan amendment, rezoning or specific plan shall be required to pay an in-lieu fee of one percent of the total estimated land and construction cost of the

project, for use in producing affordable housing. Alternatively, the County may waive the fee in cases where lower income units are included in the project and the Board of Supervisors finds that the number of lower income units is commensurate with the numbers that could be built or leveraged through the fee.

#### **b. Mobile Home Park Preservation**

The likelihood of mobile home parks being converted to another use could be reduced by rezoning existing mobile home parks on commercially zoned land to either high density residential or medium density residential district. If a mobile home park or any portion of a mobile home park is changed to another use, this Plan proposes to implement Section 65863.7, 65863.8 and 66427.4 of the California Government Code by requiring the applicant of a mobile home park conversion or closure to be responsible for the relocation of displaced residents. Provisions of these sections include, but are not limited to:

- (1) The applicant shall file a report on the impact of the conversion or closure upon the displaced residents of the mobile home park, and the report shall address the availability of adequate replacement housing in mobile home parks and relocation costs.
- (2) The applicant shall provide a copy of the report to a resident of each mobile home in the mobile home park at least 15 days prior to the hearing.
- (3) The applicant shall notify residents and mobile home owners of the mobile home park of the proposed change in use per Section 798.56 of the Civil Code and all applicable local requirements. (The County shall notify the applicant of these requirements 30 days prior to a hearing in writing.)

This Plan also recommends that the County assist in relocation costs when such resources are available.

### **8. General Discussion**

The various goals and policies of the housing element also implement other goals within the Community Plan. The large lot residential areas serve to preserve and maintain the rural character and quality of the outlying area. Although the discussions in this housing section have focused on the need to provide affordable housing and create a healthy job/housing balance, the large-lot (minimum of 2.3 acres) residential areas are also important in providing an effective buffer from the urban areas and maintaining the area's rural identity.

The goal of locating high density residential in close proximity to major commercial and/or employment centers is necessary in creating a mixed-use, compact, readily identifiable foothill town. By locating higher densities either near or at commercial/industrial areas, it can provide an opportunity to reduce the number of miles traveled by these residents and thereby help improve air quality. In addition, transportation expenses can be reduced by the potential for less miles traveled and also create the densities necessary to maximize transit use.

## 9. Implementation

The following programs and policies have been developed to implement the affordable housing provisions of this Plan:

- a. Develop and adopt a redevelopment plan for the Auburn/Bowman area;

**Responsible Agency/Department:** County Executive Office

**Time frame:** 1994

**Funding:** General Fund/Redevelopment Agency

- b. Establish a Housing Trust Fund;

**Responsible Agency/Department:** Board of Supervisors/ Community Services

**Time frame:** 1994

**Funding:** None required

- c. Provide for small homes on small lots within the mixed-use areas;

**Responsible Agency:** Planning Department

**Time frame:** On-going

**Funding:** Private Funding

- d. Provide for accessory apartments in the mixed-use areas;

**Responsible Agency/Department:** Planning Department

**Time frame:** On-going

**Funding:** Private Funding

- e. Revise infrastructure standards for affordable housing projects;

**Responsible Agency/Department:** Planning Department/ Department of Public Works

**Time frame:** On-going

**Funding:** General Fund

f. Streamline processing time;

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** General Fund

g. Establish an inclusionary zoning requirement;

**Responsible Agency/Department:** Planning Department/ Community Services Department

**Time frame:** 1994

**Funding:** General Fund

h. Develop public land for affordable housing and/or establish a land banking program;

**Responsible Agency/Department:** Public/Private Partnerships

**Time frame:** 1994/95

**Funding:** Public/Private

i. Waive and/or reduce development fees on a case-by-case basis;

**Responsible Agency/Department:** Board of Supervisors

**Time frame:** On-going

**Funding:** General Fund

j. Preserve existing mobile home parks;

**Responsible Agency/Department:** Planning Department

**Time frame:** On-going

**Funding:** None required

k. Establish a density bonus program for rental housing;

**Responsible Agency/Department:** Planning Department

**Time frame:** 1994

**Funding:** General Fund

l. Encourage private lending institutions to utilize the Community Reinvestment Act.

**Responsible Agency/Department:** Community Services Department

**Time frame:** On-going

**Funding:** None required

## **B. LAND USE**

### **1. Purpose**

The Land Use Element specifies the intensity and density of land uses permitted throughout the Plan area. It divides the Plan area into specific districts where a variety of uses are permitted and describes, in general terms, the intent of the Plan relative to each district. Although the Land Use Element often receives the greatest amount of attention of all the Community Plan Elements, it cannot be considered alone or apart from the balance of the Plan. Similarly, other elements of the Plan are directly affected by the Land Use Element. For example, the need for schools, parks, circulation system improvements, and other public facilities is based on the cumulative density identified by the location and size of various land use districts.

The Auburn/Bowman Community Plan Land Use Element is based upon the General Community Goals and Planning Principles stated earlier. These General Goals and Principles have guided the preparation of the Land Use Element, and often provide the rationale for a specific land use designation in a particular area. The various land use designations utilized are specific enough to provide for certain types of uses in each area, yet general enough to allow implementation through the use of a variety of zone districts. This Element also contains more specific goals and policies which relate to land use.

The Land Use Element designations included herein supersede those land use designations established for the Auburn area in 1978 and the Bowman area in 1979.

The following tables contain a breakdown of acreage for each land use designation and the Plan areas



holding capacity, and a summary of existing residential, commercial, and industrial development within the Plan area. A copy of the Land Use Map is located at the back cover.

TABLE 9

**AUBURN/BOWMAN COMMUNITY PLAN  
HOLDING CAPACITY SPREAD SHEET**

<b>PROPOSED PLAN</b>	
<b>LAND USE DESIGNATIONS</b>	<b>ACRES*</b>
HIGH DENSITY RES. (10-15 DU/AC)	41
MEDIUM DENSITY RES. (5-10 DU/AC)	425
MIXED-USE RESIDENTIAL	(130)
LOW MED. DENSITY RES. (2-5 DU/AC)	1219
LOW DENSITY RES. (.4-.9 AC)	366
RURAL LOW DENSITY RES. (.9-2.3 AC)	1380
RURAL RESIDENTIAL (2.3-4.6 AC)	9031
RURAL ESTATE (4.6-10 AC)	3566
AGRICULTURAL (10-80 AC)	3299
MIXED-USE AGRICULTURAL	(8)
OPEN SPACE	3312
MIXED-USE OPEN SPACE	(43)
OPEN SPACE/BUSINESS PARK	197
PROFESSIONAL OFFICE	100
MIXED-USE PROFESSIONAL OFFICE	(68)
COMMERCIAL	612
MIXED-USE COMMERCIAL	(63)
INDUSTRIAL	558
MIXED-USE INDUSTRIAL	(14)
MIXED-USE	372
RIPARIAN/DRAINAGE	559
<b>TOTAL</b>	<b>25037</b>
HOLDING CAPACITY - RESIDENTS HOLDING CAPACITY @ 2.69/ DU	40672

**ASSUMPTIONS AND NOTES:**

1. Holding capacity numbers assume that residential development will not occur on land designated Commercial or Professional Office.
2. Existing land use used in holding capacity calculations for the following areas: Christian Valley; Saddleback north of Dry Creek and west of Hwy. 49; Copper Penny and Bell; Martin and Edgewood; Auburn Greens & Apartments; Luther Road; Sullivan Ranch; and, North Park Subd.

3. Holding capacity figures only partially take into consideration existing land use patterns (see #2 above) and assume maximum use of remaining land at the following densities:

HDR = 15 DU/AC; MDR = 10 DU/AC; LMDR = 5 DU/AC; LDR = 1 DU/.4 AC;

RLDR = 1 DU/.9 AC; RR = 1 DU/2.3 AC; RE = 1 DU/4.6 AC; AG = 1 DU/10 AC;

MU Residential = 10 DU/AC

4. Multi-family residential densities could increase by 25% for low/moderate income housing projects and/or 225% for Senior Independent Living Centers (SILC'S) and Senior Apartment Projects.

5. Mixed-use acreage figures shown in parenthesis are a breakdown of the total mixed-use acreage.

TABLE 10

AUBURN/BOWMAN COMMUNITY PLAN  
EXISTING LAND USE

ESTIMATED 1990 POPULATION:		
<b>Total</b>	30,863	100.00%
City	10,615 (1)	34.4%
Unincorporated Area	20,248 (2)	65.6%
SQUARE FOOTAGE OF COMMERCIAL AND INDUSTRIAL DEVELOPMENT:		
<b>Total</b>	3,712,048	
City	1,416,208	100.0%
Retail	568,334	40.1%
Professional Office	401,909	28.4%
Restaurants	36,295	2.6%
Commercial, Recreational	114,552	8.1%
Auto Sales, Storage, etc.	79,719	5.6%
Miscellaneous Commercial	94,723	6.7%
Light Industrial	16,767	1.2%
Heavy Industrial	2,000	0.1%
Warehouse	101,909	7.2%

Unincorporated Area	2,295,840	100.00%
Retail	529,147	23.0%
Professional Office	788,825	34.4%
Restaurants	114,009	5.0%
Commercial, Recreational	40,305	1.8%
Auto Sales, Storage, etc.	157,243	6.8%
Miscellaneous	60,597	2.6%
Light Industrial	162,982	7.1%
Heavy Industrial	146,159	6.4%
Industrial Park	31,752	1.4%
Warehouse	264,821	11.5%
<b>RESIDENTIAL UNITS IN THE PLAN AREA:</b>		
<b>Total</b>	<b>12,311</b>	<b>100.00%</b>
City	4,784	100.00%
Unincorporated Area	7,527	100.00%
Single Family Residential	4,720	62.7%
Duplex	312	4.1%
Triplex	135	1.8%
Fourplex or Condominium	65	8.7%
Mobile Home	73	1.0%
Mobile Home in Park	1,062	14.1%
Apartments	568	7.5%

Source: (1) 1990 Census Data

(2) 1990 Census Data Figure for average household occupancy within the unincorporated area multiplied by the number of residential units currently in the unincorporated area.

**2. GOALS** - In addition to the General Community Goals, the following goals apply to the Land Use Plan:

a. COORDINATE LAND USE PLANS WITH THE CITY OF AUBURN IN AN EFFORT TO BALANCE DEVELOPMENT IMPACTS AND MINIMIZE LAND USE CONFLICTS THAT CAN OTHERWISE RESULT.

b. PROVIDE RESIDENTIAL DENSITIES AND DEVELOPMENT PATTERNS WHICH

**MAXIMIZE TRANSPORTATION OPPORTUNITIES.**

**c. MAINTAIN COMPATIBILITY BETWEEN NEIGHBORING LAND USES.**

**d. ENSURE ADEQUATE ALLOCATION OF LAND USE DESIGNATIONS FOR PUBLIC FACILITIES (I.E. SCHOOLS, FIRE STATIONS, PARKS AND OTHER PUBLIC USES) AT A LEVEL NECESSARY TO MEET THE NEEDS OF EXISTING AND FUTURE RESIDENTS.**

**e. MAINTAIN THE PRESENT CHARACTER OF ESTABLISHED RESIDENTIAL AREAS.**

**f. DISCOURAGE ISOLATED, REMOTE AND WALLED-OFF DEVELOPMENTS THAT DO NOT CONTRIBUTE TO THE SENSE OF COMMUNITY DESIRED FOR THE AREA.**

**g. RESTRICT THE USE OF VACANT LAND, NORTH OF QUARTZ DRIVE, ALONG HIGHWAY 49, TO LOWER INTENSITY AND LOWER TRAFFIC GENERATING COMMERCIAL OR LIGHT INDUSTRIAL USES.**

**h. ASSIST THE CITY OF AUBURN IN ITS PLANS TO REDEVELOP THE COMMERCIAL AREAS THAT HAVE BECOME UNDER-UTILIZED IN PART AS A RESULT OF LARGE COMMERCIAL OPERATIONS MOVING TO THE UNINCORPORATED NORTH AUBURN AREA.**

**i. ASSURE THAT ALL BUILDING SITES AND RESIDENCES ARE DEVELOPED IN A MANNER MINIMIZING DISTURBANCE TO NATURAL TERRAIN AND VEGETATION AND MAXIMIZING PRESERVATION OF NATURAL BEAUTY AND OPEN SPACE.**

**j. LOCATE NOISE SENSITIVE LAND USES WITHIN AREAS OF ACCEPTABLE NOISE LEVELS.**

**k. PROVIDE FOR THE DEVELOPMENT OF INDUSTRIAL AREAS WHERE SUITABLE LAND AND SERVICES EXIST AND WHERE A MINIMUM OF CONFLICTS WITH ADJACENT LAND USE ARE FOUND.**

**l. PROVIDE FOR THE GROUPING OR CLUSTERING OF RESIDENTIAL BUILDINGS WHERE THIS TYPE OF DEVELOPMENT WILL MAXIMIZE THE OPPORTUNITY TO PRESERVE SIGNIFICANT NATURAL RESOURCES, NATURAL BEAUTY, OR OPEN SPACE WITHOUT GENERALLY INCREASING THE INTENSITY OF DEVELOPMENT OTHERWISE POSSIBLE.**

**m. PRESERVE AND MAINTAIN THE RURAL CHARACTER AND QUALITY OF THE OUTLYING AREAS. FACTORS THAT CONTRIBUTE TO THIS RURAL CHARACTER INCLUDE THE PREDOMINANCE OF NATIVE VEGETATION (BOTH IN THE LOWER OAK GRASSLANDS AND MIXED PINE FORESTS) AND OPENNESS; THE DE-EMPHASIS ON "URBAN" TYPE IMPROVEMENTS, SUCH AS STREET LIGHTS AND SIDEWALKS; A CLOSE INTERRELATIONSHIP BETWEEN PEOPLE AND NATURE; A HARMONIOUS COEXISTENCE**

BETWEEN RESIDENTIAL AND AGRICULTURAL USES; A VARIETY OF LARGE-LOT RESIDENTIAL DENSITIES; AND A SENSE OF LAND STEWARDSHIP THAT IS FOSTERED BY THE PRESERVATION OF LARGE (A MINIMUM OF 2.3 ACRES) PARCELS.

n. INCLUDE THE GOALS AND POLICIES AS SET FORTH IN THE PLACER COUNTY AGRICULTURAL ELEMENT, ESPECIALLY RELATING TO AREAS IN THE NORTHERN AND WESTERN PORTION OF THE AUBURN AREA, AS PART OF THE AUBURN/BOWMAN COMMUNITY PLAN BY THIS REFERENCE.

o. MAINTAIN PRODUCING AGRICULTURAL USES, SUCH AS ORCHARDS, CHRISTMAS TREE FARMS, GRAZING LANDS, AND HORSE RANCHES WITHIN THE AGRICULTURAL AREA.

p. MANAGE LAND AS A VALUABLE RESOURCE, TO BE USED BY PRESENT AND FUTURE GENERATIONS, IN A WAY WHICH PROVIDES A BENEFIT TO THE COMMUNITY IN THE LONG TERM INSTEAD OF CONCENTRATING ON SHORT TERM GAINS.

3. **Policies** - The following policies are intended to guide the development of the Plan area and to provide greater direction relative to the specific issues addressed herein.

### **General Development**

a. Encourage logical expansion of the area by developing infill areas and those lands lying closest to existing developed areas before extending into outlying areas.

b. Conservation and rehabilitation of existing areas is a priority.

c. Continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding; and prohibit the creation of new building sites within the floodplain.

d. Promote energy and resource conservation in any future land development project especially through consideration of alternative energy sources (i.e. passive solar collection) or state of the art energy and water conservation measures.

e. Protect the sewage treatment plant on Joeger Road from encroachment by uses which are incompatible with the long-term operation of the plant.

f. Actively encourage and support efforts of adjoining jurisdictions to provide compatible land uses that border on the Plan area.

g. Allow for continued increased commercial and residential development only where all public services can be provided in an adequate and timely manner.

h. Subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully

designed to preserve the integrity of the resources.

i. Intensity of use of individual parcels and buildings should be governed by considerations of: health and safety; impacts on adjoining properties due to noise, traffic, night lighting, or other disturbing conditions, and; protection of natural land characteristics.

j. Buildings located outside of the major commercial and industrial areas shall be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, shall be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings shall generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.

In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project's impacts on the community.

k. Require new non-agricultural development immediately adjacent to agricultural lands to be designed to provide a buffer in the form of a setback of sufficient distance to avoid land use conflicts between the agricultural uses and the non-agricultural uses. Such setback or buffer areas shall be established by recorded easement or other instrument, subject to the approval of County Counsel. A method and mechanism (e.g., a homeowners association or easement dedication to a non-profit organization or public entity) for guaranteeing the maintenance of this land in a safe and orderly manner shall be also established at the time of development approval.

## **Open Space**

l. The retention of important open space features is critical to the future quality of life in the Plan area. Valuable natural features, such as streams, and stream corridors, scenic corridors, meadowlands, ridge tops, and significant stands of trees shall be preserved and protected through project design.

Retention of open space shall be considered in the review of all applications for residential developments.

## **Specific Policies for Agricultural**

m. Maintain large agricultural areas and require development to provide adequate buffer zones between agricultural uses and other uses, as described in the Placer County General Plan.

n. Maintain large parcel sizes in agricultural areas to both preserve and protect agricultural activity.

o. Recognize and protect the properties within the Plan area that are in the Williamson Act.

- p. Strive to minimize negative impacts of development on the existing agricultural operations.

### **Specific Policies for Commercial**

- q. Encourage the development of professional offices and similar low intensity commercial uses, as a buffer between retail commercial areas and adjoining residential developments.
- r. Prevent additional unattractive strip commercial areas from developing in the Plan area. Such areas are characterized by linear buildings parallel to major roads without sufficient architectural interest, setbacks, or character, and often having monotonous, unarticulated building facades (see Placer County Design Guidelines, Pages 33-35). Compliance with these guidelines is strongly encouraged.
- s. Encourage land uses that accommodate commercial services that are regional in character, that provide goods and services that residents now travel outside the area to obtain, that provide goods and services in short supply in the area, while at the same time acknowledging that site constraints, design guidelines, and other land use considerations may limit the development of "regional malls," "power centers," very large commercial boxes or similar types of development.
- t. No additional commercial development should be permitted north of the existing commercial area north of Dry Creek Road on Highway 49, east of Wise Canal on Bell Road, or north of the Bowman Interchange on I-80 except as specified in this Plan.
- u. Analyze the market and fiscal impacts of proposed large-scale commercial projects on the entire Plan area prior to project approval.

### **Specific Policies for Industrial**

- v. Encourage the establishment and growth of clean industry in the Plan area.
- w. Where industrial uses interface with residential uses, it shall be a requirement of the industrial landowner to establish adequate land use buffers through the use of setbacks, landscaping, berms and structural screening.
- x. Encourage the redevelopment of existing substandard industrial development areas.
- y. Encourage industrial or at least heavy commercial uses along Highway 49 between Quartz Drive and just south of Dry Creek Road.
- z. Generally, lands designated for industrial uses in this Plan should not be used for traditional retail commercial uses such as restaurants, banks, food sales, shops that are entirely retail sales, and similar commercial activities.

### **Specific Policies for Parks and Recreation Land Uses**



aa. Recreation areas should be located and designed so that access by pedestrians, equestrians, and bicyclists is encouraged.

bb. Natural open-space/passive recreation land within the Plan area should be carefully managed and its uses controlled to ensure that vegetation, soil, wildlife, and visual qualities are protected and, where necessary, enhanced. The concept and principles of the Environmental Resources Management Element should be observed in park use and management.

### **Specific Policies for Residential**

cc. Residential areas with densities greater than one unit per acre should be located where a full range of services and facilities can be provided most efficiently and economically.

dd. Where appropriate, higher density housing should be provided in sufficient quantity to meet Housing Element goals while retaining and preserving existing single family residential neighborhoods.

ee. Insure that the recommendations of the Housing Element are reflected in the Land Use Plan.

1) Encourage residential uses within commercial and professional office projects.

2) Require or encourage second residential units or accessory apartments in some areas.

ff. Locate high and medium density residential areas within existing, developed community centers where urban services are most efficiently provided.

gg. Encourage planned unit developments as a means of designing projects which best fit the natural landscape, and where the area and specific site lend themselves to planned unit developments.

hh. The number of lots permitted in a subdivision is dependent on the characteristics of the area, as well as the minimum lot area, or maximum number of dwelling units per acre, required by ordinance. The maximum number of lots permitted by a zoning designation should be considered only a maximum. Physical features of a site, road conditions, neighboring land uses, and other factors will often not allow the maximum number to be achieved.

ii. Population densities within the planning area should be guided by considerations of topography, geology, vegetative cover, preservation of natural terrain and resources, and access to transportation and service facilities.

## **4. Description of Land Use Designations**

### **a. High-Density Residential**

The High-Density Residential land use designation is comprised of 41 acres, or less than 1% of the Plan area and permits densities of 10 to 15 dwelling units per acre.

The High-Density Residential land use designation is utilized in several areas to recognize existing or suitable sites for apartments. This land use designation is also used to acknowledge some of the existing mobile home parks which currently are located within commercial land use designations. Because mobile home parks provide a vital classification of housing within the Plan area, and in order to protect the mobile home parks from redevelopment with commercial projects, it is believed that redesignating the land to High-Density Residential will in fact preserve that use for the long term.

It is believed that future high-density residential projects should be located only in areas where the infrastructure can support this type of use and such that an array of services and employment opportunities are within close proximity. Consequently, implementation measures for the mixed-use areas will encourage the development of high-density residential projects within these areas.

Designs for residential development projects which result in a high density of residents within a small geographic area should be oriented so that public transportation is within easy access and alternative transportation opportunities (bike and walking paths, etc.) are available. Project design should also provide for adequate open space and amenities so that living in a high-density residential development can be a positive experience.

#### **b. Medium-Density Residential**

The Medium-Density Residential designation permits 5 to 10 dwelling units per acre and comprises 425 acres or 2% of the plan area and has been used in the Plan in recognition of the need for multi-family housing within close proximity to existing infrastructure, employment and services. It represents a recognition of density at existing condominium and apartment projects, such as Auburn Greens Condominiums, and the need for additional similar density projects in the Plan area at locations such as Bean and Atwood Roads, behind the Auburn Village Shopping Center, on Edgewood Road just west of Highway 49, east of Highway 49 at Summer Ridge Drive and Holly Vista Way, on Luther Road near Channel Hill Road, in the vicinity of Silver Bend Way in the Bowman area, and adjacent to Lincoln Way south of the Foresthill interchange. Additionally, as with the High-Density Residential land use designation, some of the existing mobile home parks in the Plan area that are currently located in Commercial land use districts have been redesignated to Medium-Density Residential. The redesignation is merely a recognition of their existing density and will help to preserve this classification of housing for the long term and reduce the opportunity to redevelop existing mobile home parks with commercial uses.

This district can be viewed as being very similar to the High-Density Residential land use designation with the exception of less density. The intent of this land use district is to allow for residential uses slightly higher in density than typical single-family residential uses. Typical use for this district would be apartments, condominiums, duplexes, half-plexes, mobile home parks, or single family residences on small lots. This district can also be viewed as a transition between multi-family residential uses and single-family residential uses.

One specific area of Medium Density Residential located on the east side of Highway 49, north of Dry Creek Road, was included to permit the small parcels to be combined into one development proposal.

Any development of this area must provide limited access to Highway 49, provide screening so the project is not visually obtrusive and be submitted as a specific plan proposal consistent with this Plan.

### **c. Low-Medium Density Residential**

With permitted densities of 2 to 5 dwelling units per acre, this land use district can best be described as the location for the typical single-family residence, complete with all the amenities associated with such development (sidewalks, street lighting, community parks, etc). Although it is recognized that the current, as well as future trend for housing within the area will remain single-family, it is also recognized that this type of housing is, or is fast becoming, unaffordable for the average family. Some of this demand for single-family residences can be met by single-family residential units on small lots within the Medium-Density Residential designation. Based on these observations, it was felt that a modest increase in this district was warranted. The Low-Medium Density Residential designation is comprised of 1,219 acres or 5% of the total plan area.

The Low-Medium Density Residential designation is located in various areas between I-80, Highway 49, Bell Road and the northern limits of the City of Auburn. This district is also found in the Russell and Flood Road areas, in the vicinity of Sylvan Vista Drive, the Hilltop Drive area, north of Margarite Mine Road, in the vicinity of the Panorama Subdivision (Tahoe Street off of Bell Road), as well as in the Martin Drive-Edgewood Road area.

An additional area is designated near Wilson Drive. In this specific area the implementing zoning should require a Land Use Intensity factor which would provide an open space buffer between this site and the more intensive uses at the Dewitt Center and the existing large lot residential uses to the west. This site has been included in this district in order to encourage the development of a senior housing project.

There are three additional areas in the vicinity of Highway 49 and Dry Creek Road within this district. Two of the areas are within the Airport Overflight Zone and although the location of the Low-Medium Density Residential designation within the Overflight Zone for the Airport is in conflict with the Airport Land Use Plan, the use of this district in that area is merely a recognition of the existing land uses and is not anticipated to result in further development. The third area is partially within the Overflight Zone and new residential development shall be limited to the portion of the area outside the Overflight Zone.

### **d. Low-Density Residential**

Previous land use plans for the area provided for a Rural Low-Density Residential designation allowing a density range from .4 to 2.3 acres. Because of the uncertainty connected with the overly broad range which allowed for clearly suburban style projects with 20,000 square foot lots, and/or rural projects consisting of 2.3 acre parcels, the Rural Low-Density Residential designation's minimum building site size range was reduced to 1 to 2.3 acres, and the range of permitted density for the Low-Density Residential designation was reduced to a minimum building site size of .4 to .9 acres or 1 to 2.5 dwelling units per acre.

The Low-Density Residential land use designation is comprised of 366 acres, and represents approximately 1.5% of the plan area.

Based on individual project design and owner preference, lots created in the Low-Density Residential designation can provide for either an appropriate lot size to support large, single-family, "executive" type homes, or, more modest homes with large yards in which residents can pursue hobby farming and animal husbandry or simply enjoy the large setbacks between their residences and adjoining properties.

This land use district is found in the Dry Creek Road and Richardson Drive area, near Kemper Road and Pear Drive, west of Highway 49 near Edgewood Road and Wise Canal, and at the north end of Channel Drive. This land use district is best suited to the above areas based on topography and the location of sensitive features which would inhibit development at higher densities. Also, based on the densities of existing development surrounding these areas and the flexibility of this land use designation which can result in either clearly suburban uses (20,000 square foot lots) or semi-rural uses (one acre lots), new projects can conform and be compatible with existing neighborhoods. A further implementation tool for this district could be the addition of a Land Use Intensity factor to the zoning. This may be appropriate in the area west of the Bell Road mixed-use area, where this district provides a transition between clearly urban uses in the mixed-use area and suburban residential uses to the west.

One specific Low Density Residential area at the southwest corner of Joeger Road and Highway 49 has been given this High Density designation specifically to allow an affordable housing project which incorporates an open space/screening area along Highway 49 and a needed extension of Richardson Drive to Joeger Road.

#### **e. Rural Low-Density Residential**

This modified community plan land use designation will allow a density range of 1 to 2.3 acre building site sizes. As stated above, it was modified in order to reduce the uncertainty connected with the density range previously associated with the Rural-Low Density Residential designation. This district, with its 1 to 2.3 acre parcel sizes, represents a transition zone between clearly rural areas and large lot suburban projects.

Approximately 1,380 acres are included in this land use district, which represents 6% of the Plan area.

Lots within the 1 to 2.3 acre size typically provide for equestrian and small hobby farm enjoyment and thus are a vital contribution to the rural nature of the Plan area. Even at the higher density end of the range, the spacing between homes and the retention of much of the natural landscape and topography, can help to preserve some of the rural character of the area. This land use district also provides for a wide variety of housing in terms of cost, style, and size.

Land within this district is located in two distinct areas of the Plan. The first area can be viewed as a buffer strip lying along Joeger Road and extending south across Bell Road, Atwood Road and all the way to Edgewood Road, to the west of more urban areas proposed for the Dewitt Center and its surroundings. The western limits of this land use district roughly follow a ridge which to the west essentially limits parcels to larger sizes due to topographic constraints. The buffer strip wraps around

the higher densities proposed west of Highway 49 to Joeger Road at which point this land use district intersects with Highway 49.

In much the same way as this land use district provides a buffer on the western side of the plan area, this land use district forms a similar buffer between the American River Canyon and unquestionably suburban-residential development in the Bowman area south of Foresthill Road and in the Covey Road area. Again, the boundaries of this land use district were determined based partly on topographic concerns and partly out of necessity for a buffer between two differing land uses.

This land use district is also utilized in the Indian Rancheria and in the Covey Road area. The Covey Road area should remain in large lot zoning (4.6 acre or larger) until such time as sewer service is available. At that time a rezoning of the property to conform to the density ranges permitted by this land use district may be appropriate.

The Rural-Low Density Residential designation is used on the south side of Atwood Road, adjacent to a Medium Density Residential area. In this area the implementing zoning will permit higher densities when developed as a Planned Unit Development. The eastern portion of this land (adjacent to the Medium Density Residential area) will likely be developed in conjunction with the Medium Density Residential area. The Rural Low-Density Residential portion of the property should be developed with larger parcel sizes or an appropriate area should be set aside as an open space buffer so that the western portion of the property provides a transition to the lower density area to the west. The land use intensity (LUI) factor applicable on the Rural Low-Density Residential portion of the property can be combined with the higher LUI on the property to the east in order to develop the two properties as one project with an overall density provided for by combining the LUIs.

On the north side of Mt. Vernon Road, at Edgewood Road, another area with the Rural Low-Density Residential land use designation has been identified as an appropriate Planned Unit Development site. This land, known as the Ricketts Ranch, has several unique features which should be addressed as a part of any Planned Unit Development proposal. The additional density that can be authorized by a Planned Unit Development approval acknowledges these features. Constraints on the site exist due to the riparian areas in the northernmost and southernmost portions, steep slopes to the north, and a heavily treed area along Mt. Vernon Road. A new school site could potentially be needed in the area, and the extension of Richardson Drive south to Mt. Vernon Road would likely pass through this property and be developed as a part of the Planned Unit Development.

#### **f. Rural Residential**

This land use district is the largest within the Plan comprising 9,031 acres or approximately 37% of the Plan area. Building site sizes range from 2.3 to 4.6 acres and provide ample area for hobby farms, animal husbandry pursuits, country estates and ranchettes. This parcel size, when located adjacent to Rural Estate or Agricultural lands, provides an excellent buffer between rural residential/quasi-agricultural uses and clearly agricultural uses.

This district also includes areas unsuited for more dense residential development due to constraints imposed by natural features such as soils, geology, and hydrologic factors; and man-made constraints

such as a lack of adequate roadways, unavailability of public sewers and water, as well as other public services. The Plan thus restricts lot sizes to those which appeared to be appropriate based on physical constraints and in order to comply with safe standards for the long term use of individual sewage disposal systems while protecting both ground water and surface water from deterioration in quality and maintaining public health standards.

This land use district runs along the southern boundary of the Plan area and along the western boundary of the Plan area from I-80 to Dry Creek. This district also wraps around the Airport and the Christian Valley area and then south to the Bowman interchange. Because the Auburn Airport Comprehensive Land Use Plan (CLUP) specifies residential densities to be a minimum of two acres, residential properties, except those that are currently built at higher densities and expected to remain as such for the life of this Plan, have been designated Rural Residential. Existing parcel sizes within this district range in size from less than 1 acre to more than 40 acres.

One site of note designated rural residential is located in Christian Valley at the intersection of Stanley Drive and Kimo Way. The site is approximately 48 acres. The Placer Hills School District anticipates acquiring approximately 14 acres for a school site and sewage disposal area, leaving 34 acres available for residential development. Due to the existing parcel sizes in the area and the need to protect Orr Creek, this site is appropriate for a PUD development with one dwelling unit per three acres. Provisions should also be made to allow a residential project developer to transfer residential density off of the portion of the site acquired by the school district, if it is demonstrated that the acquisition costs of the site reflect the residential density transfer.

#### **g. Rural Estate**

The Rural Estate land use designation is comprised of 3,566 acres or 14% of the total Plan area. Permissible parcel sizes range from 4.6 to 10 acres and similar to the Rural Residential land use designation, restricts lot sizes to those which appeared to be appropriate based on physical constraints and in order to comply with safe health standards for water and sewage disposal.

The intent of this district is to provide ample parcel sizes for country estates and ranchettes or small agricultural operations. The larger parcel sizes of 4.6 to 10 acres should ensure that both uses can coexist without conflict. New development within this land use district should maintain and promote the rural, agricultural character of the area.

This land district is located in the following areas of the Plan: north of Christian Valley; northwest of Dry Creek and Highway 49; southwest of Lone Star Road and Highway 49; east of the California Department of Forestry (CDF) station in the Bowman area; and at the southern boundary of the Plan near the American River Canyon.

#### **h. Agriculture**

The Agricultural land use designation is used in the Plan in order to preserve agricultural endeavors within the Plan area and to protect the rural lifestyle that so many of the residents desire to retain. The continued use of the agricultural designation in combination with the Rural Estate designation around

the boundaries of the Plan area will ensure that at some future date the urban areas within the Plan area will not become blended with surrounding communities which today seem distant.

The Agricultural land use designation comprises of 3,299 acres or 13% of the total Plan area. Parcel sizes in the range of 10 to 80 acres are included in the Agricultural designation to retain large enough parcel sizes to support agricultural uses and to retain large single ownerships. This parcel size also limits the demand for public services in the area.

Farming, grazing, and open space uses are expected to continue in this area. At present, approximately 1430 acres of Agricultural Preserves (Williamson Act) exist in the area. Based on policies previously adopted by the County in the Agricultural Element of the County General Plan, these agricultural properties should not be subject to pressures from the development of adjoining properties as this can lead to the premature conversion of these lands to non-agricultural uses. In addition, the County's "Right-to-farm" Ordinance and the benefits of the Williamson Act are designed to encourage agricultural pursuits. Of the 1430 acres of agricultural preserves in this area, 780 acres or 55%, have filed "Notices of Non-renewal" and will be out of the Williamson Act beginning in the year 1992. It is difficult to predict if, or when, the remaining properties will file for a notice of non-renewal.

#### **i. Commercial**

The update of the Auburn and Bowman General Plans resulted in the deletion of the Highway Service land use designation and the addition of the Professional Office and Mixed-Use land use designations. The Highway Services designation was deleted purely to simplify the Plan since there is very little difference between the uses allowed within the Highway Services designation and the Commercial designation, and specification of uses can be accomplished through precise zoning. The Professional Office land use designation was added as a means to further define a specific type of commercial use for an area. The Mixed-Use designation was added to provide better opportunities in certain areas for the development of pedestrian oriented projects and to serve a host of other purposes explained in the Mixed-Use section of this Element.

Because the Plan area is bisected by two highways, it is believed that the Commercial designation should provide adequate services to the resident population as well as the transient population. For instance, the Bowman area including Train Village and surroundings, contains a large percentage of commercial development aimed at serving travelers on Interstate-80. However, because the area is the commercial designation for the Bowman area and in some cases for residents of the Foresthill and Todd Valley Estates areas, it should also provide essential commercial services to the residents of those areas. The Bowman area should be encouraged to develop as an area with highway services in an amount that will satisfy the demand generated by Interstate-80 combined with an appropriate mix of neighborhood commercial services that will support the needs of local residents.

In general, the Plan provides for the continued expansion of the four nodes of retail commercial development that exist along Highway 49; on the west side of Highway 49 at Nevada Street; on both sides of Highway 49 at Luther Road; between the railroad tracks and Bell Road, and; at Dry Creek Road and Highway 49. The areas between these retail commercial nodes will be developed with low traffic generating uses such as industrial, professional offices, or low traffic generating retail or service

commercial uses which will help to alleviate traffic problems, and concentrate on the major commercial activities in specific areas.

At the time of preparation of this Plan, several major retail uses have been proposed in the north Auburn area. All of these are proposed within the major commercial nodes identified in the Plan.

In each case, there will be specific concerns that must be addressed with any type of development proposal. Such concerns on all sites will include compatibility with adjoining uses, traffic improvements and design issues; other site specific issues will also need to be addressed as a part of the project review process.

In several areas the commercial land use designation is used on parcels for specific purposes. In these areas the implementing zoning of Shopping Center (SC) was used specifically to allow certain uses and ensure implementation of this Plan through the discretionary permit review process. These areas are discussed below.

At Highway 49 and Florence Lane the commercial area has been increased from ten to approximately fifteen acres. The intent of this expansion was to allow the property to develop as a recreational vehicle or mobile home park. Only a small portion of the site is to be utilized for commercial uses and those are intended to serve residents in the area (Christian Valley) and the visitors or occupants of the recreational vehicle/mobile home park. The commercial designation in this area is not intended to provide for a shopping center at this location.

Another commercial site located on the west side of Highway 49 between Rock Creek and Quartz Drive, has been identified as a good site for a mixed-use project to include both offices and commercial uses. Due to the residential uses to the west, lower intensity uses at the rear of this parcel would be appropriate.

A gently sloping site, to the west of Rock Creek reservoir, and north of the Crossroads Shopping Center site, has also been included in the commercial land use designation, although professional office uses may be most appropriate. This site is within the overflight zone of the airport and is topographically separated from the other commercial areas to the south and west.

The site at the northeast corner of Highway 49 and Bell Road has been identified as a major commercial site for many years. A number of constraints exist at this location that have hindered development of the site in the past. No access to the site is available from Highway 49, a large portion of it is well below the level of Bell Road and the future Quartz Drive extension, it is within the airport overflight zone, significant drainageways pass through the property, and several acres of wetlands exist on site. Despite these constraints the site is still believed to be suitable for a major commercial use. In keeping with the policies of this Plan related to development of major commercial sites, it is recognized that this site will undergo significant change as it is developed. The Plan recognizes that the drainageway riparian and wetland areas in all except the northwest portion of the site will be culverted, filled, or otherwise disturbed. The area in the northwest corner of the site, where drainage from under Highway 49 crosses the site and enters the north-south channel is significant enough to warrant review. It affects less than 13% of the site, contains riparian habitat and vegetation, has significant oak trees



within or close to the drainageway and provides a natural buffer for a portion of the site. This area has not been designated as open space or riparian/drainage in order to allow the project review process to address the area and work it into a project design for the site.

Another underdeveloped commercial site exists on the east side of Highway 49, south of Luther Road and east of the Canal Street extension. This site has been designated commercial to allow flexibility in its development, however the eastern portion of the site is most appropriate for a residential use. This portion of the property is surrounded on three sides by other residential uses, and the topography and access are more suitable for residential than commercial uses.

In order to ensure that commercial development is aesthetically pleasing and a positive feature of the community, while providing necessary and desirable services for area residents, adherence to the County's Design Guidelines and additional policies established in the Community Design section of this Plan should be sought. Furthermore, the design of commercial areas must clearly tie the commercial and public uses to the residential community through pedestrian access, building orientation, building scale, parking layout, etc.

Commercial land use designations may also permit multi-family residential uses, such as apartments and mobile home parks. For the purposes of this Element, residential uses located within commercial land use designations shall not exceed a density of 15 dwelling units per acre. The intensity of use within commercial designations is governed by the implementing zoning. Generally the commercial zone designations permit 50-100% building coverage, while the industrial zones are limited to 50-60% coverage. Professional office areas are limited to 40% coverage.

#### **j. Professional Office**

The Professional Office designation was added to the Plan in order to facilitate the separation of commercial uses. In many cases the Professional Office designation is incorporated into the implementation for the mixed-use designations. It was felt that certain areas due to traffic constraints, community design issues, and/or adjoining land use conflicts, should be limited to professional office use. During recent years the trend has been to utilize commercial land for retail related uses and not as much for office use. Because wages for office type jobs tend to be slightly higher than retail jobs, an additional incentive exists to create support, of the Professional Office designation.

The Professional Office designation comprises 100 acres, less than 1% of the Plan area, and is located almost exclusively in the north Auburn-Highway 49 corridor area. Two other small areas of Professional Office are also found in the Plan area; one is designated at the end of Musso Road, north of the I-80/Bell Road interchange, the other on the north side of Bell Road between Fiddler Green and Wise Canals. The Bell Road Professional Office area should be developed with only low-intensity, low traffic generating uses. Additionally, any projects proposed for this site should preserve the vegetation along Bell Road and buildings should have a large setback. Appropriate measures must be taken to preserve the area near the canals. This can be achieved by encasement, setbacks, or by diverting flows over or around the canals.

The economic and fiscal analysis prepared for the Plan indicates that a 27 year supply of office

designated land is contained in the Plan. The supply could be substantially increased if industrially designated land is utilized for office purposes, which is not uncommon. (Further discussion is contained in the Economic and Fiscal Analysis of the Auburn/Bowman Community Plan contained in the Appendix.)

The Professional Office designation can and should act as a buffer between more traditional commercial uses and residential development. The buffer is achieved in part due to the usually low trip generating nature of professional offices and their limited office hours and in part to the office building design not having to be a marketing feature of the business tenant.

The Mixed-Use section further outlines the ways in which professional office uses can be developed to be a leading component in mixed-use areas. These principles hold true to professional office uses within all areas.

#### **k. Industrial**

As with the Professional Office land use designation, because of the higher wages available to workers in industrial related jobs, this Plan maintains a large amount of land within the Industrial land use designation. Other reasons included the suitability of various specific parcels of land, the location of the Auburn Airport and the land use compatibility issues related thereto, and policies contained in the Economic Development section of this Plan. The Auburn/Bowman Community Plan designates 558 acres of land for industrial uses as compared with the 1978 and 1979 general plans for the Auburn and Bowman areas which designated 545 acres for industrial uses. It is recognized that a portion of the land designated for industrial use will be zoned for Heavy Commercial use (C-3 and C-4) which allows for industrial related or so-called heavy retail operations, such as home improvement outlets, electrical/plumbing/heating shops, storage facilities, etc.

Industrial designations are located throughout the Plan area as follows:

- (1) The Chevreux batch facility on Highway 49 at Nevada Street.
- (2) On Auburn Ravine Road (Sutherland's).
- (3) Surrounding the Airport.
- (4) Along the railroad tracks east of New Airport Road and from I-80 to Black Angus Golf Course.
- (5) On Kemper Road west of Highway 49.
- (6) In the vicinity of the CDF station on Lincoln Way.
- (7) Along Drive In Way, south of Atwood road.

Adequate setbacks and buffers should be retained and incorporated into the design of new industrial projects where new uses are proposed in close proximity to residential uses. In many cases industrial projects due to their low employee to floor area ratio, can be suited to sensitive lands through creative design. For instance, some industrial land in the vicinity of the Airport contains wetlands and sensitive habitat. Industrial parcels with such features should be developed in a campus-like fashion with sensitive areas preserved in open space. The open space areas could also serve as a buffer between the industrial use and potentially conflicting nearby uses.

At the time of adoption of this Plan, approximately 225 of the 558 acres within the Industrial land use designation had been developed and an additional 20 acre industrial park had been approved by the County. This specific project has proposed approximately 300,000 sq. ft. of new industrial development. The economic and fiscal analysis prepared for the Plan indicates that a 250+ year supply of industrial designated land is contained in the Plan. (Further discussion is contained in the Economic and Fiscal Analysis of the Auburn/Bowman Community Plan contained in the Appendix.) The industrial designation of the land along Highway 49 north of Quartz Drive is intended to restrict the extension of high traffic generating uses into this area. This area is intended to provide for heavy commercial, warehouse or light industrial users which can also conform to reasonable design standards. The existing uses in this area are appropriate and additional, similar uses are encouraged. High traffic generating uses are discouraged in this area in order to minimize the increase in traffic movements on and off of Highway 49 as well as to limit potentially incompatible uses within the airport overflight zone, and to concentrate typical retail or service commercial uses within the four commercial nodes discussed earlier. Additional building supply type uses and building trade operations such as plumbing, heating, electrical, sheet metal, and similar businesses are appropriate. Fast food restaurants, mini-markets, service stations, and uses with similar traffic generating characteristics would not be. The implementing zone district must provide for adequate discretionary review to ensure compliance with this policy.

## **1. Open Space/Business Park**

The Open Space/Business Park land use designation has been developed to provide for a specialized type of development that incorporates business park development (office, warehouse, industrial uses) into large open space areas. It is the intent of this land use district to provide for very limited development relative to the amount of open space, thereby allowing the open space area to remain the dominant land use.

This new land use district is only utilized in one area of the Plan, at the intersection of New Airport Road and Bell Road, and is comprised of approximately 197 acres or 1% of the Plan area. This land use designation was assigned to this site in order to accomplish a number of goals. This area is important to the scenic quality of the Bell Road corridor and it has been expressed throughout the update process that this site should be retained as open space. The owner of the majority of this site has expressed a desire to develop a golf course, which is a permitted use in the open space designation, as well as a limited industrial/office development. The site is within the overflight zone of the Auburn Airport, therefore a development proposal which preserves the vast majority of the site in an open space use will help protect the airport. Lastly, the site is along the major access road to the industrial parks at the airport and, therefore, serves as a key gateway to this area and should thus be developed to preserve and enhance the attractiveness of the area.

Given the specialized nature of the development proposed on this site, the Auburn/Bowman Community Plan recognizes that subject to strict criteria the site can be appropriately developed and include limited office and/or industrial uses. Therefore, the following development standards should be adhered to for any development proposed on this site.

(1) In order to protect the open space characteristics of the site and yet allow limited development, this site should retain 95% of its total area in an open space use.

(2) Any development should be setback a minimum of 500' from Bell Road. At the intersection of New Airport Road and Old Airport Road development should provide an attractive "gateway" to the industrial uses surrounding the Airport.

(3) Access to potential development, as well any golf course use, would be restricted off of Old Airport Road to the east.

(4) All buildings should be limited to a maximum of two-stories.

(5) Any development proposal must be compatible with the Auburn Airport Comprehensive Land Use Plan (CLUP).

(6) Uses of any office or industrial buildings must be limited to within the buildings.

(7) High quality architectural design should be required for all buildings.

(8) Any golf course on the site should be developed to minimize tree removal, run-off into Rock Creek Reservoir, and site grading. In addition, a golf course, or other open space use, should be available for public use at all times.

In order to ensure that the intent of the Community Plan is implemented, a development proposal must be accompanied by a specific zoning proposal and master conditional use permit. The review of such a proposal will address all of the issues identified above and, if approved, result in rezoning of the property to recognize the open space areas as well as the areas permitted for the business park use.

### **m. Open Space**

This land use district has been substantially increased in size over the Auburn and Bowman General Plans adopted in 1978 and 1979. The only area designated open space in those plans was the American River Canyon (actually designated Water Influence). A total of 3,312 acres have been designated Open Space in the Plan area. Principally, the areas within the Open Space designation are the American River Canyon, golf courses, parks (existing and proposed), some undeveloped lands owned by public utilities and entities, and cemeteries. The retention of these areas as open space is a major goal of the Plan and is critical to the development of the Plan area into a desirable living environment.

The increase in the Open Space land use designation is born from a realization that with the relatively rapid development which has occurred in the Plan area over the last few years, the retention of open space as a community resource has become increasingly important. Open space is a characteristic of the area which enhances its rural atmosphere, the maintenance of which is a primary goal of this Plan. Many of the area residents have expressed that they were drawn to the area because of the large areas of open space.

Another reason for preserving more open space in this Plan is related to physical constraints to development and loss of sensitive land which is highly desirable as fish and/or wildlife habitat. A case in point would be the American River Canyon. Because of the steep topography of the Canyon, development of almost any type would be infeasible and if accomplished would ultimately destroy a valuable fish and wildlife habitat and an important recreation area.

Open space can be used for passive and active pursuits. A good example of passive use would be the Rock Creek Reservoir site which although aesthetically pleasing, is not available for traditional "active" recreation pursuits. Active pursuits would include the use of open space for golf courses, parks, tot-lots, etc.

#### **n. Riparian/Drainage**

The Riparian/Drainage plan designation has been used to identify areas along streams, creeks, and riparian corridors. The designation is used only along the major streams such as Orr Creek, Dry Creek, Rock Creek, and North Ravine Creek, and in these areas reflects the 100 year flood plain of the streams and/or areas previously designated with special setbacks from a stream.

It is intended that this land use designation will be implemented through the use of a combining Flood Hazard (-FH) zone designation, which in turn references the County's Flood Damage Prevention Ordinance. The combining zone would be added to the principal underlying zone district on the adjoining property as reflected on the zoning map.

#### **o. Mixed-Use**

Early in the Plan update process it was determined that a number of locations within the Plan area were in need of special planning attention. Further, the planning challenges associated with these areas appeared to be beyond the performance limits of more conventional land-use designations. The introduction of the Mixed-Use land use designation is an attempt to direct development within each area in a manner which provides much greater flexibility than is found with traditional designations.

In the following sections describing each mixed-use area, a development vision for the area is provided. The development vision outlines one plan for development of the mixed-use area consistent with the goals and policies of the Plan as applied to the mixed-use areas. **It is acknowledged that other proposals for the development of these areas may also contain the necessary elements allowing such an alternative plan to be found consistent with the Community Plan.** The figures included in the Plan for each mixed-use area are simply an illustrative representation of the development vision discussion. Where possible, new roadways, suggested open space areas, and a generalized distribution

of land uses have been depicted on these vision maps.

The development vision described for each mixed-use area attempts to achieve a balanced development pattern through the designation of an appropriate mix of commercial, industrial, residential, open space, and professional office uses. This balance is expected to vary for each mixed-use area and often draws upon surrounding land uses.

Housing within the mixed-use areas should be of a variety of type, cost, and ownership opportunities. Residential uses should have the following densities: a minimum of 6 units per acre, and a maximum of 15 units per acre. Types of housing encouraged within the mixed-use areas include single-family residences on small lots, duplexes, triplexes, townhouses, apartments, and the use of accessory apartments where appropriate. A density bonus or upper story use incentive program should be established which would permit the use of the upper floor(s) of commercial and office buildings as follows:

**Commercial buildings:** The second floor of the building can be utilized for office or residential uses. The second and third floors of the building can be utilized for residential uses. Residential densities permitted need not be based upon land area after the commercial area has been subtracted. Design, privacy, and security features of the building shall be an important consideration. Mitigation fees for the residential use of upper floors should be significantly reduced or waived altogether as an incentive for the provision of housing in this manner.

**Office buildings:** The uppermost floor of the building can be utilized for residential uses. Design, privacy, and security features of the building shall be an important consideration. Residential densities permitted need not be based upon land area after the office area has been subtracted. Mitigation fees for the residential use of upper floors should be significantly reduced or waived altogether.

Open space for use by pedestrians should be provided within each mixed-use area. Such pedestrian open space may be provided as walkways, seating areas, plazas, useable landscaped areas, etc. (See also Community Design section.) Open space in mixed-use areas is believed to be an important component of the "mixed-use" land use concept. Open space will benefit the area by making it more attractive.

Although the separation of uses with buffers will be required where appropriate, mixed-use areas should be developed to encourage easy access from use to use by means other than private vehicles. User-friendly pedestrian sidewalks and bicycle paths, the installation of bicycle parking facilities, the installation of public transit turn-outs, in conjunction with the discouragement of private vehicle use through a reduction in parking standards, a change in permissible parking area locations, etc., are all ways in which this goal can be implemented.

One of the biggest challenges of the mixed-use areas will be the integration of existing uses within and adjacent to the mixed-use areas. Methods that will help to accomplish this goal are the use of similar design components distinctive to each of the mixed-use areas, such as street theme trees, and the encouragement of integration through access routes and attractive features of each mixed-use area such as open spaces, courtyards, etc., which will help to draw people to each area.

In order to reduce traffic congestion in the vicinity of some of the mixed-use areas, professional office, commercial, and industrial land uses will in some cases be limited to low traffic generating or local serving uses. Although the mixed-use areas will provide ample opportunity for auto use, one of the primary goals of the mixed-use areas is to promote alternative modes of transportation, and therefore high traffic generating use including fast-food restaurants, drive-through banks and similar business utilizing drive-up windows, etc., should not be permitted in mixed-use areas.

Below is a description of each of the three locations where the Mixed-Use designation has been applied. Each section describes the setting for the area, an analysis of why the area is appropriate for the Mixed-Use designation, and a development vision. Projects proposed within these areas should address the issues raised in these descriptions and be found to be consistent with the Development Visions stated herein, as well as the Community Design section of the Plan that relates to mixed-use areas. Again, the figures included represent only one mix and distribution of uses on a site that implements the development vision. Other alternatives certainly exist and can be found to be consistent with this Plan.

### **(1) Bell Road Property**

**SETTING:** This mixed-use area is comprised of land north of Bell Road between the Dewitt Center and Auburn Greens Condominiums. Much of the land is relatively flat and contains a mixture of large heritage oaks, small live oaks, and varied grasses, as well as small drainages. Surrounding uses include Auburn Faith Hospital, numerous medical offices, Auburn Greens Condominiums, two apartment developments, a Regional Park including a gym facility, single-family residences, and the Dewitt Center. Uses within the boundaries of this mixed-use area which are not anticipated to cease to exist in the near future include medical offices along Bell Road, single family residences, and a care facility. The undeveloped portions of the area can be typified as buffers between the more urban uses near the Dewitt Center, Highway 49 and Bell Road areas and the large lot single-family residential neighborhoods to the west.

**ANALYSIS:** A review of the Environmental Resources Management Element's Constraints Map indicates that although this mixed-use area contains some significant vegetation, specifically, large heritage oaks, it appears to be of minimal environmental sensitivity. This mixed-use area is probably the best opportunity in north Auburn to realize a different type of residential development than the primarily large lot, single-family residences that have typically been constructed in the recent past. Surrounding amenities also add to the attractiveness of the area. For instance, justification to decrease the minimum lot size and increase density can be found in the close proximity of the area to the Regional Park, a major recreational facility and the need to preserve many of the on-site oak trees and vegetation. The area is also situated so that it is within walking distance of major employment centers including the Dewitt Center and Auburn Faith Hospital and its appurtenant medical offices, an elementary school, proposed religious facilities, and major shopping facilities.

**DEVELOPMENT VISION:** Parcels fronting Bell Road on the north should be developed with low intensity office buildings designed to preserve existing oak trees. These offices should be designed to retain as much of the scenic view to the north and to act as a transition between the more urban development along the Highway 49 corridor and the residential development to the west. Areas north

of the professional offices on Bell Road and west of the proposed Richardson Drive extension should be developed with smaller (1200 +/- sq.ft.) single family residences on small lots (<5000 sq. ft.). Ten-20 percent of the units should include an accessory apartment. It is believed that this type of housing (accessory apartments) would provide single-family residence ownership at an affordable price, while at the same time provide much needed rental and senior housing without losing the feeling of a single-family residential neighborhood. The anticipated density could also provide for feasible public transit service to the area. In addition, the proximity of the neighborhoods to job centers and numerous services will encourage walking or bicycling and potentially reduce total trips and/or vehicle miles traveled. Residential units would front on all roadways, including Richardson Drive (proposed extension), and on-street parking would be allowed. Garages could be detached and accessible from alleyways behind the residential units or located to the rear of residential units with driveways leading from the front of the property along the side yard. Accessory apartments could be built over the garages. A neighborhood general store could be located on a one to two acre site in the mixed-use area somewhere between Regional Park and Bell Road. The store would principally serve the residents of the area and if located close to the Park, could serve those recreating at the Park. Minimum off-street parking for the store would be provided. Additionally, uses such as professional offices, skilled nursing facilities, and other uses related to medical care and senior services should be considered appropriate for this mixed-use area.

## Figure 2

Areas north of the Education Street extension and east of the proposed Richardson Drive extension could be developed as medical related services. This area is immediately adjacent to the Auburn Faith Community Hospital. Development of medical related services in this area provides a localized "continuum of care" services to the Auburn community. Development of ambulatory diagnostic and treatment services as well as potential long term care adjacent to existing acute health facilities can create economies that result in affordable health services.

Circulation within this mixed-use area should be improved to include new roads that will help reduce traffic congestion on existing roads. A proposed road system in this mixed-use area would include the extension of Richardson Drive from Bell Road to the Regional Park, the extension of Education Street and Quartz Drive to the Richardson Drive extension, and the extension of Galena Drive to the Education Street extension.

Open Space areas depicted on Figure 2 and on all other figures, are for illustrative purposes only. Specific development plans should locate site improvements in order to protect and enhance significant vegetation and open space amenities on the site. (See Figure 2)

## (2) Dewitt Center

**SETTING:** This mixed-use area is best known as the location for many of the Placer County offices. However, the Dewitt Center is also the location of many commercial businesses and services which lease space from the County (as of April 1992, over 200,000 sq.ft. of professional and light industrial space is leased to private enterprises and other agencies). The Bell Gardens Apartments (low income apartments) are also located within the area. The area, which is bounded by Atwood Road and Bell



Road and extends from Highway 49 west to the boundary of the County owned property and includes the jail facility, animal control facility, and an abandoned sewage treatment pond. The parcels which are in the immediate vicinity of Highway 49 are in private ownership and currently partially developed with auto dealerships and automotive retail/service commercial. A small amount of undeveloped land is also located along Highway 49 in this area. The area includes a canal, as well as a non-operational water treatment plant and reservoir. Surrounding uses include professional offices and retail commercial, the Bell Road mixed-use area, and residential development--both large and small lot. The topography of the site is relatively flat.

**ANALYSIS:** The Environmental Resources Management Element, Constraints Map indicates that the Dewitt Center is of minimal environmental sensitivity. However, it should be recognized that because of the age of many of the buildings and the wide range of historic uses, a potential problem with the clean-up of the Dewitt Center may exist. Additionally, because of the age and condition of many of the buildings at the Dewitt Center, opportunities may exist for a significant redevelopment program.

The County is in a unique position due to its ownership of the Dewitt Center property with regard to promoting and shaping the development of the area. An underlying assumption in the creation of the Dewitt Center as a mixed-use area is that a large portion of the County's facilities will remain at the Dewitt Center and that the area surrounding the Dewitt Center will continue to develop. Further, it is recognized that development within the Plan area should occur in areas which are served by existing infrastructure. Dewitt fills this requirement since much of the infrastructure needed to realize the areas development vision exists today.

The Dewitt Center is attractive as a mixed-use area because of its proximity to existing major access routes, namely I-80 via Bell Road and Highway 49. It is recognized that as the Dewitt Center develops the need for an adequate circulation system will be necessary. Although the design of the Dewitt Center lends itself to public transportation, walking, and biking, it is also recognized that the prominent form of transportation will remain the private automobile. Many of the existing roads accessing the Dewitt Center can be incorporated into an improved road system for the area.

**DEVELOPMENT VISION:** Because of the opportunities available at the Dewitt Center based on its location, developability, and a large portion being owned by the County, a wide range of options exist. The area should work towards providing amenities not currently found in the north Auburn area and contain places for cultural and recreational events. As with all mixed-use areas, the development vision described for the Dewitt Center is only one concept of how the area may develop. It is recognized that other plans can be developed which take advantage of the same opportunities and meet the same objectives and thus be found to be consistent with this Community Plan.

Parcels closest to Highway 49 should be developed with retail/service commercial to serve the population working and residing at or in close proximity to the Dewitt Center while still drawing business from the traffic on Highway 49. Some of these parcels are in private ownership, therefore, in order for the area closest to Highway 49 to develop, it may require the combining of public and private land. The buildings should be constructed at the edge of a wide (10' +) sidewalk and the main entrance to the Dewitt property off of Highway 49 (proposed) should be lined with a street tree theme landscaping leading up to a focal point of open space containing either a plaza, fountain, and/or park area surrounded by either County and/or private office or commercial structures. It is believed that the

inclusion of a focal point in the Dewitt Center is an important component of the overall development vision for the area. Based on the needs of the County for new office space, the County is likely to be in a position to establish the character of this mixed-use area while solving their own space needs.

The existing road system within the main part of the Dewitt Center could be minimally modified to provide an ideal system of roads allowing for adequate vehicle circulation, while increasing the desirability of use by pedestrians and bicyclists. A new access road off of Highway 49 should serve as another primary entrance to the Dewitt Center. Professional Drive should connect through to F Avenue and eventually Cottage Way should be connected to the new access road into the Dewitt Center off of Highway 49.

The portion of the area now developed with modified barracks should be replaced with modern office buildings to house County Departments and form the core professional office area of this mixed-use designation. Interspersed in this area would be additional professional office space and residential units. The residential units should consist of townhouses and apartments or similar types of units compatible with a medium- or high- density land use designation.

There is a need to replace the Bell Apartments with new construction, yet also with low cost units. The County could ensure that this happens by making land available and assisting in the construction of necessary infrastructure. Many of the units would serve as housing for wage earners working in the immediate vicinity.

The Dewitt property immediately west of Richardson Drive is envisioned to develop with more intensive County uses, i.e. Sheriff's Department, Courts, District Attorney, Juvenile Hall, etc. Because of the type of intensity associated with these particular uses, residential developments within the Dewitt Center mixed-use area should be adequately buffered from the west side of Richardson Drive. For this reason a small tree-covered hill to the west of the existing jail is shown as open space with additional residential use proposed further to the west. This area may also be appropriately developed with other uses so long as the criminal justice facilities are adequately buffered from potentially incompatible uses, and adequate area is retained for the long-term needs of the County.

Portions of the area should be developed as small park and open space sites (one-half to one acre size) for the enjoyment of residents and employees in the area. The canal which is located on the eastern portion of the area, should be developed as a park or project amenity. Additionally, active play areas, including tot-lots, to serve residents of the area should be developed.

In order to facilitate the development of the area, it may be necessary to establish a phasing program whereby the vacant and underdeveloped lands to the east (near Highway 49) and the west (near Bell Road, Richardson Drive, and First Avenue) are developed first. As new office space became available, uses currently operating in the modified barracks could relocate to the new offices and the razing and reconstruction of the area now occupied by the modified barracks could commence. A new County Facilities Master Plan should assist in selecting a preferred alternative for the DeWitt Mixed-Use area. (See Figures 3 and 4)

Figure 3

Figure 4

### **(3) Bowman Mixed-Use Area**

Implementation of the Mixed-Use designation in the Bowman area should be preceded by the preparation and adoption of either one specific plan or separate specific plans thereby allowing multiple or phased specific plans to address the development of the Bowman mixed-use area. Because this site includes Bowman School, as long as the school remains in use as a public school within this mixed-use area, development of other portions of the mixed-use area must be found compatible with the school. The specific plan(s) should be guided by the information contained in this discussion.

**SETTING:** This mixed-use area is located along Bowman Road from Rock Creek, just south of Bowman School, to the end of Apple Lane between the railroad tracks. The area extends west from Bowman Road for approximately 1000 feet.

Existing development within the area includes the Bowman School, which is attempting to relocate its facility, an operating commercial orchard with a retail store, a small amount of industrial and industrial related retail commercial, and a few residences. Surrounding uses include Interstate-80, a mobile home park, the Bowman Acres neighborhood, and some large lot residences.

**ANALYSIS:** It is recognized that the Bowman Elementary School should relocate to a more appropriate site and that the Plan, where possible, should aid in the relocation. One way is to ensure that the Plan identifies an appropriate alternative use for the current school property.

This area is situated such that it is bounded by Interstate-80, the railroad tracks, an operating orchard, and Rock Creek. Each of these features pose challenges in the development of the site. Both Interstate-80 and the railroad contribute to a serious noise problem, the creek contains a significant riparian environment, and the orchard is a significant open space/agricultural use.

**DEVELOPMENT VISION:** The Bowman School site and similarly flat property directly fronting Bowman Road should be developed with commercial uses that would serve auto traffic in the area and pedestrian and bicycle traffic generated by surrounding residences. Commercial development in this area should not be of a strip type but rather clustered in an attractive manner. In the future this area may also be enhanced should a rail station be constructed to the north. Such a rail station has been proposed but is not a high priority item in any capital improvement program and is, therefore, unlikely to be built in the near future.

A limited number of offices could be constructed to the west of the commercial development that would locate along Bowman Road. The far western portion of this mixed-use area could develop with a higher density residential project. It is believed that if the commercial and professional office projects located closer to I-80 are appropriately developed, they could mitigate a large percent of the noise generated from I-80. Because the area becomes more hilly to the west, any proposed project would need to incorporate special building techniques to conform the structures to the existing topography.

A multi-use, wide (10'+) path for pedestrians and cyclists should be developed adjacent to the roadway to the north and from this commercial area to the neighborhoods north of Luther Road. (See Figure 5)

Figure 5

### **Mixed-Use Implementation**

In order to realize the development of the mixed-use areas in a manner consistent with the intent of the mixed-use land use designation, design guidelines have been developed and included in the Plan. The design guidelines should be incorporated into all project designs. In some areas, the combining Development Reserve 2(DR) zoning will be used to require the preparation of a specific plan prior to significant development in these areas. In other areas, a Use Permit will be required to ensure consistency between the Plan and the specific land use proposal.

### **5. Compliance/Consistency with the Auburn Airport Comprehensive Land Use Plan (CLUP)**

The Auburn Airport Comprehensive Land Use Plan (CLUP) was approved by the Foothills Airport Land Use Commission (FALUC) in 1987 for the purpose of defining compatible land uses in the area surrounding the Auburn Airport. The CLUP is adopted herein by reference. The Plan specifically seeks to (a) protect the public from the adverse impacts of airport noise, (b) reduce the number of people exposed to airport-related hazards and (c) preserve air traffic corridors. The Plan has been amended on a couple of occasions in order to clarify the land use compatibility charts.

The Auburn Airport is laid out in an east/west direction on 210 acres of land located between Highway 49 and Interstate 80, south of Dry Creek Road. As of July 1986, there were 200 based aircraft with 63,000 annual operations. The runway is 3100 feet long and 60 feet wide.

The airport is owned and operated by the City of Auburn, but is surrounded by land which falls within the jurisdiction of Placer County. The City and County are therefore both involved in planning land uses around the airport. The land immediately surrounding the airport is predominantly developed for airport-related service businesses and light industrial/warehouse uses. The Auburn/Bowman Community Plan has been prepared in such a way as to be compatible with the CLUP. Where any new use is proposed within the overflight zone of the airport, the county must find that such use is compatible with the airport as shown in the CLUP. Where any uses are proposed which may be incompatible, such proposals must be submitted to the FALUC for review and comment.

The CLUP describes guidelines which have been adopted to help planners evaluate development plans. These guidelines can be summarized as follows:

#### **a. Height**

A person proposing to build a structure which would penetrate any of five imaginary surfaces projecting around and above the airport (as defined by Federal Aviation Administration regulations) must submit their plans to the FAA for a determination of whether the structure would be a hazard to

air navigation. State law and City of Auburn ordinances prohibit construction where the FAA has determined there would be a hazard.

#### **b. Noise**

Community Noise Equivalent Level (CNEL) measuring methods are used to define noise standards as follows:

(1) The creation of new residential parcels within the 65 CNEL contour at Auburn Airport is not a noise-compatible land use.

(2) Within the 60 CNEL contour, all new residential structures shall be designed to reduce intruding noise to 45 CNEL in any habitable room.

(3) Buyer notification programs and noise easements are recommended for any residential developments allowed within the 55 to 65 CNEL contours.

(4) Placer County and the City of Auburn should submit for FALUC review any proposed land use changes within the established noise zone.

#### **c. Safety**

Three safety areas are defined: Area 1 - Clear Zone; Area 2 - Approach/Departure Zone, and; Area 3 - Overflight Zone. A chart is included with the CLUP (Page 22 of the 1990 edition) which describes compatible land uses for each of these zones. Development proposals should be reviewed to ensure that lights from direct or reflective sources, smoke, electrical interference, hazardous chemical or fuel storage do not result in conflicts with zones 1 and 2 safety standards.

In addition to the review required as a part of the discretionary permit review process, it is recommended that the County adopt a specific section of the zoning ordinance which addresses height, noise, and safety zone regulations. Such a revision could be addressed as a part of the comprehensive update of the zoning ordinance underway in 1993.

### **6. Implementation**

In addition to the measures described in the Implementation section of the Plan, the following specific land use implementation measures are incorporated herein:

a. The Rural-Residential and Rural-Low Density Residential Community Plan designations serve to provide an urban buffer zone within the Plan area. This area is important to the Plan in that it frames or surrounds the areas containing more intensely developed urban densities. The implementation of the Plan should consider the maintenance of this buffer zone in low intensity uses as critical to the Auburn/Bowman Community.

**Responsible Agency/Department:** Principally Planning Department but may involve other Land Development Departments

**Time frame:** During consideration of Community Plan Amendments

**Funding:** Application fees

b. Complete and adopt a Redevelopment Plan.

**Responsible Agency/Department:** County Executive Office

**Time frame:** 1994

**Funding:** General Fund/Redevelopment Agency

c. Review development projects for compliance with the goals, policies, and specific discussions contained in the Land Use Element and throughout the Plan.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** Ongoing

**Funding:** Application fees

d. Review development projects for compliance with the Environmental Review Ordinance and to determine that all feasible mitigation measures have been identified.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** Ongoing

**Funding:** Application fees

e. Implement the Tree Preservation Ordinance.

**Responsible Agency/Department:** Planning Department

**Time frame:** Ongoing

**Funding:** Application fees/General Fund

f. Encourage Williamson Act Preserves.

**Responsible Agency/Department:** Planning Department/Agricultural Commissioner

**Time frame:** Ongoing

**Funding:** General Fund and by way of tax incentives

g. Prepare educational brochures to be distributed with building permits and development applications relative to tree protection, watercourse and wetland protection, water conservation, wildlife and habitat protection, Fish & Game Code, etc.

**Responsible Agency/Department:** Planning Department

**Time frame:** Ongoing

**Funding:** General Fund/Mitigation fees

h. Implement special procedures for land development/alteration which occurs adjacent to all drainage ways and significant water features.

**Responsible Agency/Department:** Planning Department, Department of Public Works, Division of Environmental Health

**Time frame:** Ongoing

**Funding:** General Fund

i. All development projects shall be reviewed for compliance with the Design Guidelines.

**Responsible Agency/Department:** Principally Planning Department, but may involve other Land Development Departments

**Time frame:** Ongoing

**Funding:** Application fees

j. Form an Open Space Committee to address Open Space issues and adopt specific project related policies.

**Responsible Agency/Department:** Board of Supervisors

**Time frame:** Committee was formed 1992, policies to be adopted 1995

**Funding:** General Fund

k. Utilize recorded easements, final map information sheets, and/or deed restrictions to protect setback buffers from sensitive areas with provisions which prohibit the placement of fill, during or after construction, and provide protection and maintenance of vegetation over the long term.

**Responsible Agency/Department:** Planning Department

**Time frame:** Ongoing as a part of environmental review and project approval

**Funding:** Application fees

l. Through precise zoning, zone sensitive lands with a PUD designation so that the most sensitive portion of the land is preserved/protected.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the A/BCP update

**Funding:** General Fund

m. Establish an upper story density bonus ordinance for commercial and professional office developments which would permit professional office and/or residential uses over commercial uses and residential uses over professional offices.

**Responsible Agency/Department:** Planning Department

**Time frame:** 1994

**Funding:** General Fund

n. Revise parking standards for mixed-use areas to reflect a reduction in need created by the mix of uses and increase in opportunities for alternative modes of transportation.

**Responsible Agency/Department:** Planning Department/Department of Public Works

**Time frame:** 1994

**Funding:** General Fund



- o. Require street trees, sidewalks, bicycle paths, installation of bike parking facilities, installation of public transit turn-outs and access routes to adjacent areas in all mixed-use areas.

**Responsible Agency/Department:** Planning Department/Department of Public Works

**Time frame:** Ongoing

**Funding:** Application and permit fees

- p. Establish public-private partnerships for land development projects.

**Responsible Agency/Department:** Redevelopment Agency/Private parties

**Time frame:** Ongoing, as appropriate

**Funding:** Redevelopment funds

- q. Review all development projects within the overflight zone of the Auburn Airport for compatibility with the Auburn Airport CLUP.

**Responsible Agency/Department:** Planning Department/FALUC

**Time frame:** Ongoing

**Funding:** Permit fees

- r. Require applicants of large-scale commercial projects to submit a market and fiscal analysis, prepared by a third party, of the project's impacts on the entire Plan area.

**Responsible Agency/Department:** Applicant (analysis study preparation)/Planning Department (analysis study review)

**Time frame:** During review of proposed project

**Funding:** Applicant (analysis study preparation)/Planning Department (application fees)

## **C. COMMUNITY DESIGN**

### **1. Introduction**

The Community Design Element of the Auburn/Bowman Community Plan encourages the preservation of those unique features and characteristics which define the Auburn/Bowman community. Retention

of the rural character of the area by minimizing the environmental impact of new development is a primary goal of this plan. This Element contains several subsections to deal with the broad range of diversity within the Plan area.

Following are the goals, policies, and implementation measures which will provide for future growth and development of the Plan area while preserving its essential rural character. The Plan's Background Report describes specific design principles to minimize disturbance to prominent hillsides and ridgelines in the Plan area, design principles for residential projects, a description of landscape programs for the Plan area, and the designation of various roadways in the Plan area as "Scenic Corridors." The Plan's Background Report also contains specific "design guidelines" for commercial, professional office, and mixed-use developments which are recommended for incorporation into the existing Placer County Design Guidelines, Special District section.

## **2. GOALS**

a. ENCOURAGE NEW DEVELOPMENT IN THE AUBURN/BOWMAN AREA TO CONTRIBUTE TO THE CREATION OF A MIXED-USE, COMPACT, READILY IDENTIFIABLE FOOTHILL TOWN WHILE MAINTAINING THE EXISTING RURAL CHARACTER OF THE AREA OUTSIDE THE URBAN BOUNDARIES.

b. PROVIDE FOR SUFFICIENT, WELL DESIGNED COMMUNITY COMMERCIAL CENTERS TO MEET THE NEEDS OF RESIDENTS AND VISITORS.

c. ESTABLISH SPECIFIC DESIGN GUIDELINES FOR THE AUBURN/BOWMAN AREA TO AUGMENT THE NORTH AUBURN SPECIAL DISTRICT SECTION OF THE PLACER COUNTY DESIGN GUIDELINES MANUAL.

d. ENCOURAGE THE DEVELOPMENT OF INDUSTRIAL, COMMERCIAL, AND RESIDENTIAL PROJECTS WHICH COMPLEMENT THE RURAL NATURE OF THE AREA.

e. ENCOURAGE COMPATIBILITY BETWEEN NEIGHBORING LAND USES.

f. PROVIDE FOR RESIDENTIAL DENSITIES AND DEVELOPMENT PATTERNS WHICH MAXIMIZE THE POTENTIAL FOR PEDESTRIAN INTERFACE OPPORTUNITIES AND NON-AUTO TRANSPORTATION ALTERNATIVES.

g. CREATE RESIDENTIAL DEVELOPMENT WHICH ENCOURAGES THE FOLLOWING ELEMENTS: HUMAN INTERACTION, BICYCLE AND PEDESTRIAN CIRCULATION, AND THE CREATION OF A NEIGHBORHOOD IDENTITY AND/OR FOCUS(I.E., PARKS, SCHOOLS, NATURAL OPEN SPACE AREAS, CREEKS, SITES OF HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE, ETC.) WITHIN THE PROPOSED DEVELOPMENT AND SURROUNDING ENVIRONMENT.

h. MAINTAIN THE CHARACTER OF ESTABLISHED RESIDENTIAL AREAS.

i. DISCOURAGE ISOLATED, REMOTE AND WALLED-OFF DEVELOPMENTS THAT DO NOT CONTRIBUTE TO A DESIRED SENSE OF COMMUNITY FOR THE ENTIRE AREA.

j. PRESERVE THE NATURAL LAND FORMS, NATURAL VEGETATION, AND NATURAL RESOURCES OF THE AREA AS MUCH AS POSSIBLE. IT IS RECOGNIZED THAT DEVELOPMENT OF COMMERCIAL, INDUSTRIAL, AND HIGHER DENSITY RESIDENTIAL USES CAN RESULT IN THE LOSS OF NATURALLY OCCURRING AMENITIES. WHERE THIS IS ALLOWED TO OCCUR, ADHERENCE TO A SET OF COMMUNITY DESIGN GUIDELINES SHOULD ASSIST IN MITIGATING SUCH IMPACTS.

k. IMPLEMENT ZONING AND SUBDIVISION CONTROLS WHICH PROTECT AND PRESERVE SIGNIFICANT NATURAL, OPEN SPACE, AND CULTURAL RESOURCES IN THE AUBURN/BOWMAN COMMUNITY.

l. IMPLEMENT THE TREE ORDINANCE IN ORDER TO FOCUS ATTENTION ON THE IMPORTANCE OF PRESERVING EXISTING NATIVE VEGETATION.

m. TAKE ADVANTAGE OF THE BEST ENERGY TECHNOLOGY TO MAXIMIZE THE ENERGY EFFICIENCY OF ALL BUILDING AND STRUCTURES.

n. PRESERVE, ENHANCE, AND PROTECT THE SCENIC RESOURCES VISIBLE FROM SCENIC ROUTES IN THE AUBURN AREA.

### **3. Policies**

#### **a. General**

(1) Where appropriate, natural features should be retained as buffers between different, potentially incompatible uses as well as serving to preserve the rural character of the area. Maintain the heavily vegetated corridors that exist along circulation routes to preserve their rural nature and their perceived value as natural buffers. Where natural features are not available, landscaped buffer yards should be provided to minimize the adverse effects of higher intensity uses.

(2) Property should be developed with a minimum disturbance to the natural terrain. Natural drainage channels and swales should be preserved in-lieu of creating artificial drainage systems and creative and innovative building techniques to construct buildings suited to natural hillside surroundings shall be encouraged.

(3) Landscaping should be used to reduce the visual impact of all structures, including solid fences. Natural vegetation should dominate where possible. Where existing vegetation is inadequate, the use of native plant materials is encouraged. Landscaping materials should provide an informal character and smooth transition between buildings, parking lots adjoining roadways and open areas.

(4) Implement the Highway 49 landscape plan and develop a landscape plan for the scenic corridor

along Bell Road, between I-80 and Highway 49.

(5) Commercial and residential site layouts should be designed with the intent to encourage human interaction, and to be compatible with the surrounding environment, versus designs which solely accommodate automobile usage; pedestrian walkways should be provided between commercial and residential areas.

(6) Sites shall be designed and developed to provide safe, convenient, pleasant access for pedestrians, bicyclists, and motorists as well as equestrians in some areas.

(7) Roads should follow natural topography wherever possible to minimize cutting and grading.

(8) Where possible, preserve native trees and support the use of native and/or drought tolerant plant materials in all revegetation/landscaping projects.

(9) Structures of historic or architectural significance shall be identified and documented, and efforts shall be made to preserve them and use them as a focal point of community design.

(10) Protect from inappropriate development the scenic corridors of I-80, Highway 49, Bell Road, Dry Creek Road, Mt. Vernon Road, and Christian Valley Road to preserve existing vistas of the American River Canyon, the Sierra Nevada Mountain Range and other local views which are important to maintaining the community's identity. These scenic corridors are special areas of concern for protecting hillside and ridgelines. Although it is acknowledged that commercial, industrial, and multi-family projects may have intensive development impacts, projects in these scenic corridors should be designed to minimize disturbance to significant hillside and ridgeline areas. Each project site will be reviewed on a case-by-case basis during the development review process to determine if special design elements need to be incorporated into the project. The Plan's Background Report contains basic design principles which can be implemented to minimize disturbances to prominent hillsides and ridgelines within the Plan area. The design principles apply to all types of development projects.

(11) Encourage and utilize existing programs for protection and enhancement of scenic corridors, including but not limited to, design review, sign control, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, and land conservation contracts.

(12) New utility lines should be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors. Existing utility should be undergrounded as funding becomes available based on the existing Department of Public Works' program for such projects.

(13) The use of aesthetic design considerations shall be encouraged for road construction, reconstruction, or maintenance of all designated scenic highways.

(14) Properties in the Plan area shall be brought into compliance with the County's restrictions on

commercial vehicle storage, and other nuisance/property maintenance type ordinances, to improve the general appearances and livability of the area.

(15) Lots created after the adoption of this Plan shall be subject to a 750' noise/scenic setback line (from the centerline of the road) along Highway 49 between Joeger Road and the Placer County Line at the Bear River and a 450' noise/scenic setback line along Bell Road between Highway 80 and the Fiddler Green canal.

(16) Buildings located outside of the major commercial and industrial areas should be of a size and scale conducive to maintaining the rural atmosphere of the Auburn/Bowman area. The architectural scale of non-residential buildings, as differentiated from size, should be more similar to that of residential buildings than that of monumental buildings. Non-residential buildings should generally be of small or moderate size and, where groups of buildings are used, connected by plazas, terraces, porches, arcades, canopies or roofs, to provide a pleasant environment as well as safety and shelter to pedestrians.

In major commercial and industrial areas it is recognized that large buildings will be constructed that are not residential in size or scale. In these areas compliance with adopted Design Guidelines will assist in minimizing such project's impacts on the community.

#### **b. Commercial**

(17) Night lighting, visible from the exterior of a building and the project's boundaries should be limited to that necessary for security, safety, and identification. Night lighting should also be screened from adjacent, residential areas and not be directed in an upward manner nor beyond the boundaries of the parcel on which the building is located.

(18) Projects within the Plan area will comply with the Placer County Landscape Guidelines and the Placer County Design Guidelines as amended by the specific design guidelines contained in this Plan. Major elements of the Design Guidelines include, but are not limited to:

(a) Commercial buildings shall be designed to include the following desirable elements:

- richness of surface and texture
- significant wall articulation (insets, canopies, wing walls, etc.)
- roof overhangs
- articulated mass and bulk

(b) Height and scale of new development shall be compatible with that of surrounding development.

(c) Resource conservation shall be incorporated into project design. These measures include, but are

not limited to, energy and water conservation measures.

(d) Parking should be located to the side or rear of a building.

(19) Utilize a citizen design review committee as a means of assuring that future development is consistent with design standards and reflect community concerns.

### **c. Residential**

Projects should be guided by the following policies:

(20) Planned Unit developments (PUD's) which provide for density transfers within the project site should be considered whenever the goals and policies of the Auburn/Bowman Plan would be better implemented than they would if a conventional project were constructed on a given site and when such a project meets the intent of PUD's as defined in the County Code. PUD's should not resemble a typical lot-and-block subdivision.

(21) When PUD's are planned in areas where land use intensity standards require one acre or more per dwelling unit:

(a) This Plan encourages the clustering of dwellings and other structures to help save larger areas of open space and preserve the natural terrain.

(b) Each residence should have a common open space area of sufficient size to convey a feeling of openness within the project.

(c) Clusters should generally consist of a small number of detached residences, and each cluster should be well separated from adjacent clusters rather than interconnected in a linear form.

(22) The subdivision of property containing existing structures of cultural or aesthetic merit shall be carefully designed to preserve these structures and utilize them as a focal point of neighborhood design.

(23) In subdivision design, natural features, noise exposures to residents, visibility of structures, circulation, access, maintenance of rural quality, and the relationship of the project to surrounding land uses shall be considered. Appropriate subdivision densities or total numbers of lots will be determined by these and other factors. In some instances, the maximum number of lots indicated by the land use or zoning designation on a given parcel of land may not be realized once these factors are considered.

(24) Lots in subdivisions shall be of adequate size and appropriate shape for the range of primary and accessory uses for which the area is designated. Further, the subdivision shall:

. Not create a feeling of overcrowding.

- . Minimize the need for variances to ordinance requirements such as setbacks, lot size minimums, height maximums, length-to-width ratios, etc.;
- . Not violate the goals and policies of this plan.
- . Not create measurable negative environmental impacts without appropriate mitigation.
- . Not create flag lots which function to isolate these lots from remaining parcels within the subdivision.

(25) In urban and suburban subdivisions, frontage (street) trees should be required on a per lot basis to provide future canopy coverage of neighborhood streets.

(26) Whenever feasible, new multifamily and other higher density single family residential development projects should be oriented toward adjacent roadways to tie the development in with the surrounding neighborhood.

#### **4. Implementation**

In order to implement the goals and policies established under the Community Design Element, specific design guidelines have been developed. These design guidelines will be implemented during the review and approval processes for subdivisions, parcel maps, commercial, industrial, or multi-family residential projects. During the review process, compliance with the County's Design Guidelines will be evaluated.

In addition, the Auburn/Bowman area has been proposed as a priority redevelopment area for the County. When a redevelopment agency is formed, the County will have the ability to do any of the following: eliminate blighted conditions, including, but not limited to, dilapidated and/or abandoned buildings; eliminate obnoxious or hazardous uses; provide public infrastructure improvements; construct or rehabilitate essential public facilities; revitalize downtown or strip commercial districts; restore and preserve historic districts; and gradually phase out or relocate incompatible uses to achieve a more acceptable land use pattern. Once the Redevelopment Agency is formed and a Redevelopment Plan adopted, there will be several provisions available to such an agency to implement the goals and policies of the Community Design element. In the absence of a Redevelopment Agency, the goals and policies of the Plan will be implemented through actions of both public and private entities.

This element must be considered in the context of all of the other Community Plan elements. The land use, noise, housing, open space and transportation/circulation elements all contain policies which significantly affect community design. When a site is zoned for commercial, industrial, or higher density residential (5 d.u. or more per acre) it must be acknowledged that when these areas develop, there could be a substantial alteration in the amenities that help identify the Auburn area, including a reduction in the tree coverage, wetland area, rock outcroppings, and natural terrain. Although attempts will be made to minimize these disturbances, complete avoidance of impacts on these resources will not always be possible.

## **D. PUBLIC FACILITIES**

### **1. Purpose**

This section of the Community Development Element is intended to address the Plan proposals and recommendations for the provision of adequate public facilities. In all cases the entities which actually provide these facilities and services have been consulted in the preparation of this Plan.

Each of the following sections is divided into goals, policies, a short discussion, and implementation measures.

### **2. Wastewater**

#### **a. GOALS**

(1) PROVIDE CENTRALIZED, ENVIRONMENTALLY SOUND, AND COST-EFFECTIVE WASTEWATER COLLECTION, TREATMENT AND DISPOSAL FACILITIES FOR URBAN AND SUBURBAN DEVELOPMENT.

(2) REQUIRE ENVIRONMENTALLY SOUND AND EFFECTIVE LONG-LIFE ON-SITE WASTEWATER DISPOSAL SYSTEMS FOR RURAL DEVELOPMENT.

(3) ACHIEVE FUNCTIONAL CONSOLIDATION OF WASTEWATER FACILITIES SERVING THE PLAN AREA.

#### **b. Policies**

(1) Complete, and regularly update, the master planning studies for the facilities necessary to implement functional consolidation.

(2) Continue the usage of present technically-based criteria for approval of rural development with septic tank/leachfield systems.

(3) The Environmental Health Division and the Public Works Department will work together to identify areas of failing septic systems and in seeing that sewer service is extended to these areas.

(4) In those Plan areas in which the community plan designation requires a minimum parcel size of 2.3 acres or larger, new annexations into a sewer maintenance district shall be discouraged unless sewer service is necessary to support the density of development that is consistent with this Plan and determined to be suitable for the property in question.



### **c. Discussion**

In those Plan areas in which the community plan designation requires a minimum parcel size of 2.3 acres or larger, new annexations into a sewer maintenance district shall be discouraged unless sewer service is necessary to support the density of development that is consistent with this Plan and determined to be suitable for the property in question. Annexations are not to be supported when they result in additional density of development beyond that identified in the Community Plan. Once an annexation has occurred, sewer lines should be sized for a capacity necessary to serve the purpose described above and not to serve density inconsistent with the Plan. The availability of sewer alone should not be considered sufficient justification for the granting of a rezoning request, even if the rezoning would not require a General Plan Amendment.

### **d. Implementation Measures**

(1) Implement the County ordinance (Chapter 4, Subchapter 1, Section 4.45) which provides administrative procedures for reviewing parcel maps and subdivisions to be served by on-site wastewater treatment and disposal systems.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** On-going

**Funding:** General Fund

2) Continue the rate and fee structures essential to finance construction, operation and maintenance of consolidated facilities.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** On-going

**Funding:** General Fund

3) Undertake more precise studies of areas identified as being in need of community sewer service.

**Responsible Agency/Department:** Division of Environmental Health/ Department of Public Works

**Time frame:** 1993-95

**Funding:** General Fund

4) Require will-serve letters for new development.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** None

5) Enter into an agreement with the City of Auburn to serve the east I-80 annexation area (unless the area is annexed to the City of Auburn).

**Responsible Agency/Department:** Board of Supervisors/City Council

**Time frame:** 1994

**Funding:** None

6) Create a joint powers authority with the City of Auburn to operate both the county and city wastewater systems.

**Responsible Agency/Department:** Board of Supervisors/City Council

**Time frame:** 1994

**Funding:** None

Or, as an alternative to the fifth and sixth implementation measures listed above:

7) Initiate a continuing joint planning effort for wastewater service in the Plan area which incorporates the possibility of county-contracted service by the city to areas which can best be served by city facilities or city-contracted service by the county to areas best served by the county.

**Responsible Agency/Department:** Board of Supervisors/City Council

**Time frame:** 1994

**Funding:** None

Figure 6

## Figure 7

### 3. Water Supply

#### a. GOAL

(1) PROVIDE FOR EACH RESIDENT AND BUSINESS IN THE PLAN AREA AN ADEQUATE, RELIABLE, AND SAFE WATER SUPPLY AT A REASONABLE COST.

#### b. Policies

(1) Encourage, through allowable densities and distribution of land uses, the maximum feasible usage of treated surface water supplies rather than groundwater supplies as a basis for land development.

(2) Encourage continuing cooperation between water supply agencies in order to minimize costs of service and increase reliability of supply and treatment.

(3) Discourage establishment of additional water treatment facilities not operated by the two major supply agencies.

(4) Encourage elimination of existing individual residential canal water supplies and their replacement with safe water sources.

(5) Encourage new water system facilities to locate in areas which will result in the least amount of environmental disturbance as possible. Where environmental disturbance will result, mitigation of impacts should occur.

#### c. Discussion

Domestic water in the Plan area is principally supplied by three agencies: Nevada Irrigation District (NID), Placer County Water Agency (PCWA), and Christian Valley Community Services District. Figure 8 shows the water service area boundaries of these agencies. Many individual parcels and developments are supplied with pumped groundwater by individual wells. A number of residences still utilize direct connections to irrigation ditches as a water supply.

#### d. Implementation Measures

(1) Explore the feasibility of transfer of responsibility for operation of the Christian Valley water treatment facility to a major agency.

**Responsible Agency/Department:** Placer County Water Agency

**Time frame:** 1994

**Funding:** No Cost

Figure 8

(2) Closely monitor development within the Christian Valley Community Services District until water treatment plant capacity is expanded.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** User fees

(3) Facilitate the extension of a surface water supply to the Auburn Valley Country Club area by NID or PCWA.

**Responsible Agency/Department:** Department of Public Works/ Nevada Irrigation District/Placer County Water Agency

**Time frame:** 1994

**Funding:** User fees

(4) Continue to impose requirements for determination of groundwater supply adequacy in terms of minimum well production per dwelling unit at the time that individual parcels or subdivisions are created.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** On-going

**Funding:** Applicant

(5) Initiation and implementation by the Health Department of an education and enforcement program leading to the replacement of canal-served water supplies with safe water sources.

**Responsible Agency/Department:** Division of Environmental Health/Water Purveyors

**Time frame:** On-going

**Funding:** General Fund/User fees

(6) Require will-serve letters for new development.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** No Cost

(7) In situations where the County has review authority, require mitigation for impacts resulting from new water system facilities.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** On-going

**Funding:** Permit fees

#### **4. Fire Protection**

##### **a. GOALS**

(1) PROVIDE FIRE SAFETY THROUGH INCREASED EMPHASIS UPON FIRE PREVENTION PROGRAMS, FIRE CODE ENFORCEMENT AND FIRE SAFETY EDUCATION.

(2) MAINTAIN A HIGHLY TRAINED FIRE FIGHTING FORCE WHICH WILL RESPOND QUICKLY AND WITH ADEQUATE RESOURCES TO CONTROL EMERGENCY FIRE AND RESCUE INCIDENTS.

(3) PROVIDE SELF SUPPORTING FIRE PROTECTION SERVICE.

##### **b. Policies**

(1) Identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses.

(2) Control fire losses and fire protection costs through continued emphasis upon automatic fire detection, control and suppression systems.

(3) Continue and strengthen automatic aid agreements to take maximum advantage of cost savings and improved services available through the joint use of existing public resources.

(4) Maintain a prefire planning program with selected high risk occupancies reviewed at least annually.

### **c. Discussion**

Fire services are currently provided to the Plan area by the Placer Foothills Consolidated Fire Protection District, the City of Auburn Fire Department, the California Department of Forestry and the Newcastle Fire District. Figure 9 shows the present service areas of the fire protection agencies and station locations. A complete description of fire protection facilities and Plan area fire protection agencies, and a discussion of Plan area needs relative to fire protection are contained in the Background Report. Another discussion relative to fire protection services was prepared by Recht Hausrath and Associates in the Economic/Fiscal Impact Analysis developed for this Plan (see Background Report). This discussion also includes each district's facility needs and identifies alternative funding sources.

### **d. Implementation Measures**

(1) Continued provision of fire protection to North Auburn by the Placer Foothills Consolidated Fire Protection District.

**Responsible Agency/Department:** Placer Foothills Consolidated Fire Protection District

**Time frame:** On-going

**Funding:** Placer Foothills Consolidated Fire Protection District

(2) Increase the level of service for fire protection as efficiently as possible to the north Auburn and Christian Valley areas either by:

a) Expansion of the Placer Foothills Consolidated Fire Protection District to serve the North Bowman/Christian Valley area.

**Responsible Agency/Department:** Placer Foothills Consolidated Fire Protection District

**Time frame:** Unknown

**Funding:** Placer Foothills Consolidated Fire Protection District

Figure 9

b) Increasing funding to California Department of Forestry (CDF).

**Responsible Agency/Department:** Board of Supervisors/CDF

**Time frame:** Unknown

**Funding:** General Fund

(3) Construct a new fire station in the Dry Creek/Christian Valley area.

**Responsible Agency/Department:** CDF/ Placer Foothills Consolidated Fire Protection District

**Time frame:** As funds are available

**Funding:** Board of Supervisors/CDF or Placer Foothills Consolidated Fire Protection District

(4) Increase the level of service for fire protection as efficiently as possible to the east I-80 annexation area (Bowman) either by:

a) Execution of an agreement with the City of Auburn to serve the east I-80 annexation area (unless the area is annexed to the City of Auburn) or annexation of the area to the Placer Foothills Consolidated Fire Protection District.

**Responsible Agency/Department:** City of Auburn/Placer Foothills Consolidated Fire Protection District

**Time frame:** 1994

**Funding:** No cost

b) Increasing funding to California Department of Forestry (CDF).

**Responsible Agency/Department:** Board of Supervisors/CDF

**Time frame:** Ongoing

**Funding:** General Fund

(5) Increase the level of service for fire protection as efficiently as possible in the southwestern Auburn/Bowman Community Plan by transferring responsibility from Newcastle Fire Protection District to the City of Auburn.

**Responsible Agency/Department:** Newcastle Fire Protection District/City of Auburn

**Time frame:** 1993

**Funding:** No cost

(6) Ensure adequate funding is available to purchase equipment as needed.

**Responsible Agency/Department:** Varies depending on area service provider

**Time frame:** Ongoing

**Funding:** Varies depending on responsible agency

(7) Creation of Mello-Roos districts by the County and City in newly developing areas to offset the costs of capital outlay and ongoing operational costs, and imposition of impact mitigation fees by Placer County to offset capital costs for fire stations.

**Responsible Agency/Department:** Placer County/City of Auburn

**Time frame:** On-going

**Funding:** Mello-Roos District Funds

(8) Continued provision by CDF of wildlands protection of State Responsibility Area lands throughout the Community Plan area, and provision of contract services as needed.

**Responsible Agency/Department:** Board of Supervisors/City of Auburn, California Department of Forestry

**Time frame:** On-going

**Funding:** General Fund/City of Auburn

(9) Inspect all new construction and remodel projects for fire code compliance prior to issuance of certificates of occupancy.

**Responsible Agency/Department:** Placer County Building Department/ Servicing Fire District

**Time frame:** On-going

**Funding:** User fees

(10) Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.

**Responsible Agency/Department:** Placer County Building Department/ Servicing Fire District



**Time frame:** On-going

**Funding:** User fees

(11) Establish training requirements with fire fighter certification for paid fire fighters and volunteer fire fighter certification for on-call fire fighters.

**Responsible Agency/Department:** Land Development Departments/ Servicing Fire District

**Time frame:** On-going

**Funding:** District funds

(12) Require will-serve letters for new development.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** No cost

## **5. Public Protection**

### **a. GOAL**

(1) PROVIDE PUBLIC PROTECTION SERVICES WHICH ARE APPROPRIATE FOR THE URBAN AND RURAL DEVELOPMENT PROPOSED BY THE COMMUNITY PLAN, INCREASING THE LEVEL OF SUCH SERVICES AS DEVELOPMENT OCCURS.

### **b. Policies**

(1) Undertake, within the two public protection agencies serving the Plan area, joint planning studies regarding functional areas of shared staff services, cooperation and coordination which will improve public protection in the Plan area.

(2) Adequately finance public protection agencies' needs for facilities expansion, staffing, and equipment to correspond to Plan area growth and development.

### **c. Discussion**

The law enforcement needs of the unincorporated Auburn/Bowman Plan area are served by the Placer County Sheriff's Department. In addition, traffic enforcement and accident investigations in the

unincorporated area are provided by the California Highway Patrol. The Auburn Police Department is responsible for law enforcement within the city limits and maintains informal cooperative service agreements with the Sheriff's Department. There is also a formal mutual aid agreement in effect.

#### **d. Implementation Measures**

(1) Continuation of the cooperative services agreement between the Placer County Sheriff's Department and the Auburn Police Department for the fringe areas of the City of Auburn.

**Responsible Agency/Department:** County Sheriff's Department/City of Auburn Police Department

**Time frame:** On-going

**Funding:** No cost

(2) Addition of staff and support services by the Sheriff's Department sufficient to provide an urban level of law enforcement within unincorporated portions of the Plan area.

**Responsible Agency:** County Sheriff's Department

**Time frame:** On-going

**Funding:** General Fund

(3) Implementation of an impact mitigation fees program and/or Mello-Roos district financing in newly developing areas, which address the needs of law enforcement.

**Responsible Agency/Department:** Board of Supervisors

**Time frame:** 1994

**Funding:** Dependent on budget process/Studies now underway to determine amount of general government services fees

(4) Require will-serve letters for new development.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** No cost

## **6. Public Education**

### **a. Introduction**

Public education is served in the Auburn/Bowman Community Plan Area through three elementary districts (Ackerman Elementary School District, Auburn Union School District, and Placer Hills Union School District), one high school district (Placer Union High School district) and one community college district (Sierra Community College District). These districts occupy either the entire Plan Area or parts of it.

### **b. GOALS**

(1) TO PROVIDE THE BEST POSSIBLE EDUCATIONAL FACILITIES TO THE RESIDENTS OF THE AUBURN/BOWMAN AREA.

(2) PROVIDE PUBLIC SCHOOLS THAT ARE PHYSICALLY AND FUNCTIONALLY INTEGRATED WITH THEIR SURROUNDING NEIGHBORHOODS.

(3) ENSURE THAT SCHOOL FACILITY PLANNING AND SITE ACQUISITION IS COORDINATED BETWEEN SCHOOL DISTRICTS AND OTHER LOCAL GOVERNMENTAL AGENCIES.

(4) CREATE SERVICE LEVELS THAT ARE EQUAL TO OR BETTER THAN STATE STANDARDS FOR CLASSROOM SIZE, SCHOOL ENROLLMENT AND SCHOOL SITE SIZE FOR THE DISTRICTS WITHIN THE PLAN AREA.

(5) TO PROVIDE ADEQUATE FUNDS TO CONSTRUCT AND/OR REMODEL SCHOOLS TO KEEP PACE WITH RESIDENTIAL GROWTH.

(6) TO ENSURE THAT HIGHER EDUCATION PROGRAMS AND FACILITIES OFFERED BY SIERRA COLLEGE ARE AVAILABLE TO THE AUBURN/BOWMAN AREA TO SERVE THE COMMUNITIES' NEEDS.

### **c. Policies**

(1) Schools should be planned as a focal point of neighborhood activity and interrelated with neighborhood retail uses, churches, parks, greenways and off-street paths whenever possible.

(2) New elementary schools should be planned as neighborhood schools so that as many students as possible can walk to school.

(3) New elementary, middle schools and high schools should be planned adjacent to neighborhood and community parks and designed to promote joint-use of appropriate facilities.

- (4) Elementary and middle schools should not be located along arterials and thoroughfares.
- (5) High schools should be located along arterial or thoroughfare streets.
- (6) New schools should link with planned bikeways, pedestrian paths and any other transportation routes wherever possible.
- (7) The Auburn/Bowman Community Plan should identify all existing and planned school sites and shall incorporate new schools into the overall neighborhood design.
- (8) Schools should be located in residential areas as close to the residential land-uses as possible.
- (9) Choice of future school sites should take into consideration such things as proximity to airports, electrical power lines, gas lines, railroads and major highways.
- (10) The county should support the school districts' efforts to acquire school sites through actions including permitting density transfers, site reservation (as authorized by state law), dedication of sites and/or land banking.
- (11) School site designations on land-use plans should be able to meet or exceed state standards for school land sizes.
- (12) The school districts in the Plan area shall develop a Facilities Master Plan which specifies the districts' policies for grade configuration, school enrollment sizes, class sizes, and school site sizes.
- (13) The county and the school districts will work closely together to explore all possibilities for securing adequate school facilities. Local resources may include the dedication of school sites, developer fees, development agreements, Mello-Roos CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc.
- (14) The county shall support state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.
- (15) School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projected student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project.
- (16) Consider the joint and reciprocal use of facilities, equipment and personnel resources. The Auburn/Bowman area might serve as mini college-community centers and the college as a learning resource lab for their students and staff.

(17) The County will work with school planning and other governmental agencies and developers to determine the feasibility of promoting better educational policy and planning of sites and facilities for neighborhood, school and community use.

#### **d. Discussion**

There are a number of public education issues that have been identified in the Plan area. Each of these issues is described below. The goals and policies previously listed were specifically developed as mechanisms to mitigate each of these issues.

##### **(1) Importance of schools**

Public schools serve as a primary focal point in the community for all types of activities and should serve to provide a quality learning environment for students in the Auburn/Bowman area. Schools should be well planned and logically situated within the community. The School District should identify adequate funding sources and the schools should be constructed in a timely manner to meet the need.

##### **(2) Facility location and accessibility**

Schools are an important part of the community. In addition to their education role, they serve as a place for meetings, special programs, after school play, latch-key programs, youth and adult sport programs and precinct voting. The schools' location and accessibility are important when ensuring that these functions can be carried out.

##### **(3) Coordination between agencies**

Coordination between school districts and the county is extremely important in order to ensure adequate future school sites and facility funding. School standards should be created for the identification of future school sites and facilities. The county should approve residential areas that are most accessible to school sites in order to enhance neighborhoods, decrease transportation requirements and reduce safety problems.

##### **(4) Service level standards**

In order to create a quality learning environment many factors take place. Some of these factors relate to the design of the school, class sizes, site sizes and school enrollment capacities. The state has established standards which, in many cases, impact the district's ability to provide quality education. However, in order to receive state funding for new school facilities, districts must attempt to follow these standards.

##### **(5) Financing**

Financing school facilities and school site acquisitions is one of the most critical problems facing

school districts. State facility funding sources have not kept pace with the demand for school facilities statewide. With over an \$8 billion state need and only the ability to fund \$800 million per year, school districts must look for a greater share of facility funding from local sources.

Because of the financing crisis, districts have been forced to overcrowd existing sites, increase class sizes beyond acceptable levels and to consider year-round school schedules.

#### **(6) Higher education program and facility needs**

The Sierra Community College District provides higher education programs (13-14), job training, job placement and skill enhancement programs for Placer and Nevada Counties.

The district currently serves over 14,000 students of which approximately 80% come from the Auburn area. Residential and commercial/industrial growth has created a very high demand on the district's programs, services and facilities. Like the K-12 school system, community colleges rely upon the state for facility funding.\* The district has not benefitted from impaction fee programs to supplement facility development.

#### **e. Implementation**

The County's ability to implement the goals and policies of the public education section of the Plan is limited. As indicated in the foregoing discussion, primary responsibility for implementation rests with the individual school districts. However, the County can assist in implementation through the following measures:

(1) Identify existing and potential school sites and delineate the sites on Land Use Map.

**Responsible Agency/Department:** County Office of Education/Planning Department

**Time frame:** As a part of the Auburn/Bowman Community Plan update

**Funding:** General Fund

(2) Ensure land use compatibility between school sites and surrounding uses.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the Auburn/Bowman Community Plan update and on an on-going basis as a part of environmental review/project review

**Funding:** General Fund and Permit fees

(3) Require will-serve letters for new development.

**Responsible Agency/Department:** Land Development Departments

**Time frame:** On-going

**Funding:** No cost

## **7. Utilities**

Utility service to the area is provided as follows:

Telephone -- Pacific Telephone

Electricity -- Pacific Gas & Electric

Natural Gas -- Pacific Gas & Electric

Cable Television -- Sonic Cable Television

Trash Disposal -- Auburn Placer Disposal Service

Each of the above utility companies was contacted during the planning process. Providing future service for the densities proposed in the Plan was not indicated as a problem for any of the companies.

### **a. Electric and Magnetic Fields (EMF), Electric Utilities**

Electric and magnetic fields exist wherever electricity is found. There is concern that there could be adverse health effects, although the evidence is unclear at this time. Reflecting the findings of the EMF Consensus Group for the California Public Utilities Commission, Community Plan policies should help prepare the County for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

**Doctrine of Prudent Avoidance:** The County will encourage prudent avoidance of electric and magnetic fields (EMF) wherever new discretionary projects are located close to electric transmission lines, substations, and other significant sources of electric and magnetic fields (EMF). The County will also encourage prudent avoidance where new sources of EMF are constructed close to places of human occupancy. Prudent avoidance means that, where possible, exposure to electric and magnetic fields (EMF) should be eliminated or reduced by means and/or alternatives which are low-cost in comparison to the monetary value of the project at hand, or which cost nothing. Measures may involve increasing distances from sources of EMF, or reducing EMF fields in response to California Public Utilities Commission (PUC) direction, or both.

In cases of new electrical facilities, prudent avoidance may include some or all of the following policies

where not in conflict with California Public Utilities Commission requirements.

### **(1) Policies**

(a) Consistent with PUC-accepted scientific methodology, planning for expansion, siting, and construction of future facilities should attempt to minimize EMF near sensitive areas (e.g. schools, hospitals, playgrounds), existing areas of high EMF exposure, and areas of future development.

(b) The County will inform all affected citizens of the projected EMF during the design phases of new transmission lines, substations, and substation distribution lines.

(c) The PG&E company and the Planning Department should coordinate joint review of land use applications where significantly increased EMF exposure may be anticipated.

(d) In siting new transmission and distribution lines and substations, public exposure to EMF should not be increased where practical alternatives exist.

(e) Substations shall be fenced to discourage public access to substation property. Substations shall be landscaped to mitigate adverse impacts on the surrounding properties.

(f) For all new substation facilities, the County shall follow the site review process, including review by the Planning Commission.

(g) Where reasonable or practical, the County should encourage systematic reductions in public exposure to EMF from existing electrical facilities. This should include dwellings, schools, playgrounds, hospitals, and public assembly areas.

(h) The County shall encourage other entities with electrical facilities within the Plan area to adopt the policy of reducing public exposure to EMF.

(i) The County shall require all new electric transmission projects to have an EMF mitigation plan as an element in the project's environmental impact document.

### **(2) Implementation**

(a) Review projects for compliance with the EMF doctrine of prudent avoidance.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** Ongoing

**Funding:** Permit Fees



## **8. Hospital Services**

Auburn Faith Hospital is the general medical hospital facility providing service to the Plan area. It currently contains 108 beds and provides full medical service. Auburn Faith Hospital has indicated that their facility is in need of expansion in order to provide services for future growth in the area. At least two other emergency medical facilities serve the Plan area and provide emergency care and clinic services.

## **9. Other Public Services**

Local governmental services within the Plan area are provided by Placer County. These additional services include library facilities, health and welfare services, judicial services, land development services, and a variety of fiscal, administrative and other services. Auburn as the County seat, is the location of many of these facilities. The County offices are located at the Administrative Center, within the City of Auburn, and the Dewitt center in the north Auburn area (between Atwood and Bell Road, west of Highway 49). A new County Facilities Master Plan is currently being prepared to address the County's long-term needs for new facilities. This Plan will address the preferred location for various County operations. The proposed plan anticipates that a large portion of the County's operations will remain based in Auburn. Reference is made to this Facilities Master Plan for additional information regarding County Facility needs.

## **E. PARKS AND RECREATION**

### **1. Introduction**

The Parks and Recreation Element has been developed with several goals in mind. This Element is intended to serve as a guide to provide for a diverse system of recreation facilities available to citizens and visitors of the Auburn/Bowman area of Placer County. Philosophically, this document addresses a need for suitable lands where quality recreation can occur while preserving natural resources.

Recreation services in the plan area are presently provided by the Auburn Area Recreation and Park District (ARD) and the Placer County Parks Division. The District boundaries are generally consistent with the area of the A/BCP. The County provides limited park facilities in the Plan area, but does not operate any recreation programs. ARD provides recreation programs and facilities which offer opportunities for sports, leisure activities, and relaxation. ARD has expressed an interest in analyzing the possibility of taking over the County's parks which are within the ARD boundaries. This would provide for a consolidation of administrative and maintenance services.

This Element generally identifies potential park sites and recreation needs. At the time of writing of the A/BCP, ARD was preparing its Park and Recreation Master Plan (ARD Master Plan). The ARD Master Plan will serve as a policy document to be utilized on an on-going basis in the development and operation of the park system. In developing the ARD Master Plan, six goals were established. These goals included describing the location, size and use of existing district recreation and park facilities; identifying the future recreational and park facilities in areas currently not served or under served by ARD, along with areas suitable or desirable for annexation; estimating capital, operation and

maintenance costs; identifying existing and future funding sources; and developing an implementation and monitoring program. Hence, while this Element will speak to recreation needs in generalities, the ARD Master Plan will provide much greater detail.

The trails section of this Element identifies, schematically, a Plan area trail system. Two categories of trails are recognized; commuter trails which would principally serve as an alternative to automobile transportation, and recreation trails which would principally be used for outdoor recreational enjoyment. In addition to the trails discussion herewith, the Plan's Background Report contains an inventory of trail segments by category and discussions relative to trail design and cost.

## **2. GOALS**

a. PROVIDE A VARIETY OF PARK AND RECREATION FACILITIES TO ADEQUATELY MEET THE NEEDS OF PRESENT AND FUTURE RESIDENTS OF THE AREA.

b. PROTECT AND CONSERVE THE NATURAL RESOURCES OF THE AREA ESPECIALLY WHERE SUCH RESOURCES CAN ADD TO THE VARIETY OF RECREATION ACTIVITIES AVAILABLE IN THE AREA.

c. MAINTAIN SOME FLEXIBILITY IN THE DEVELOPMENT OF PARK AREAS TO ALLOW FOR CHANGING TRENDS IN RECREATION ACTIVITIES.

d. DEVELOP A COMMUNITY TRAIL SYSTEM, AND MORE SPECIFICALLY, TO CREATE A PEDESTRIAN AND EQUESTRIAN TRAIL NETWORK TO PROVIDE ACCESS TO OPEN SPACES AND RECREATION RESOURCES CONSISTENT WITH THE NEED TO PROTECT THESE RESOURCES.

## **3. Policies**

a. Provide future park facilities in accordance with the following County and ARD park standard: five acres of improved park land for every 1000 persons and five acres of passive recreation area or open space for every 1000 persons, for a total of 10 acres of park land for every 1000 persons.

b. Undevelopable land within a project (e.g. floodplains, steep slopes, wetlands, etc.) should count towards meeting the passive park land standard.

c. The following factors shall be used in evaluating future park sites for acquisition:

- Availability of Land - willing seller, developer, etc.
- Location - land with a slope of 5% or less shall be given a high priority because of minimal topographic constraints and the greater number of available park design options. In addition, land which is in close proximity to the more densely populated areas and land adjacent to school sites shall also receive a higher priority.

- Legal feasibility - deed history and recorded survey, liens, easements and right of ways. Property with a lot of liens or easements may not permit development of a park.
  - Site feasibility - preparing a surface/subsurface analysis (including soils), a vegetation analysis, a wildlife analysis, a utility analysis (such as water availability), a concept-use analysis, and size and shape of the parcel(s).
  - User-Usage feasibility - preparing a population analysis, an activity usage analysis, and a standards analysis.
  - Design feasibility - preparing conceptual design scenarios and determining final or alternative plans. (What design will best work at this particular site).
  - Financial feasibility - cost of acquisition. Higher priority shall be given to land which can be purchased relatively inexpensively, or is adjacent to school sites.
  - Environmental feasibility - large trees on the site, wetlands, riparian areas; these may make the site more or less desirable depending on the type of use proposed.
  - Access.
  - Aesthetics.
  - Land use compatibility - neighboring uses.
  - Other recreational uses nearby.
- d. Locate parks near public facilities, such as schools, and encourage joint use agreements whenever possible.
- e. Where appropriate, incorporate cultural resources into the design of recreational facilities.
- f. By way of implementation of the Park Dedication Ordinance (Quimby Act), the acquisition/ acceptance of land shall be given priority over "in-lieu" fees.
- g. Locate recreation uses (golf courses, trails, athletic fields, picnic areas) taking into account terrain, links to other parts of the community, and related factors.
- h. The following guidelines shall be used in developing a comprehensive trail system:
- Provide safe, pleasant, and convenient travel by foot, horse, or bicycle within the planning area.

- Link residential areas, schools, community buildings, parks, and other community facilities within residential developments. Whenever possible, trails should connect to the Countywide trail system, regional trails, and the Urban Bikeways Plan in the City of Auburn.
  - Provide access to recreation areas, major waterways, and vista points.
  - Provide for multiple uses (i.e. pedestrian, equestrian, bicycle, etc.).
  - Where permission is granted, utilize public utility corridors such as power transmission line easements, railroad rights-of-way, irrigation district easements, and roadways.
  - Whenever it is feasible, be designed to separate hiking and equestrian trails from cycling paths, and separate trails from the roadway by the use of curbs, fences, landscape buffering, and/or spatial distance.
- i. Protect linear open space along rail corridors for future use as trails.
  - j. The County shall actively pursue all recreation funding sources.

#### **4. Discussion**

##### **a. Park Sites**

The proposed park sites shown on Figure 10 are conceptual in nature. Additional location recommendations will be provided in the ARD Master Plan. There is no intent to specifically designate one piece of property as a recreation site or to prevent another type of development or use in that location.

Following is a brief description of the sites which have been identified to date.

- Atwood Road to the west of the Dewitt Complex - Approximately 50 acres could be used for active park.
- Hyde Park Lane east of Country Club Estates - Approximately 5-10 acres. A neighborhood park is needed somewhere in this area.
- Bell and New Airport Road - Approximately 160 acres. This is one of the potential sites for a public golf course. An active park adjoining the golf course would be ideal.
- South of Bell Road, east of New Airport Road - Approximately 30 acres. This could be used for park and recreational purposes.
- Adjacent to the new Bowman School site - Approximately 5-10 acres.

- Adjacent to Chana H.S. - Approximately 40 acres. The site is ideal for active uses.
- Halsey Forebay area - Approximately 10± acres. This land is relatively level so could be developed into active recreation.
- North of Orr Creek near William Drive and Christian Valley Road - Approximately 200 acres. This could be a passive park site.
- Between Bell and Dry Creek Road - Approximately 155 acres. This land is owned by P.G.& E and is for sale. The terrain is sloped and heavily overgrown. The site would be good for passive uses with some improvements to the stream which runs through the site necessary for safety.
- American River - The development of an interpretive center should be considered in the vicinity of the American River. This might be a joint effort with the Bureau of Land Management, State Parks Department, and ARD or the County.
- Lone Star Road west of Hwy 49 - Approximately 44 acres. The site lends itself to a large community park type of development with space for both active and passive pursuits.
- In addition, small park sites, 5-10 acres, should be considered in conjunction with all new school sites.

Figure 10

## **b. Recreation Facilities**

In the spring of 1982, ARD hired a consultant to perform a community survey of district residents to determine their attitudes about recreational park issues. Of those who responded when asked how newly purchased district land should be developed, leading responses were hiking/biking/equestrian trails at 40.7 percent, small neighborhood parks at 27.9 percent, and open natural spaces at 26.3 percent. Neighborhood parks generally are classified as being between five and ten acres in size. Parks any smaller than five acres are not desirable due to the high maintenance cost versus the public benefits derived. It is preferred that these sites be spread throughout the Plan area.

Table 11 provides an inventory of existing facilities and Table 12 provides demand estimates for both park land and recreation facilities based on Plan area population predictions.

**Table 11**

Recreation Facility Inventory 1991

PARK NAME	PARK ACRES	PLAY LOTS	TENNIS COURTS	LITTLE LEAGUE/ SOFTBALL	BASKET-BALL COURT	TRAILS MILES	YOUTH SOCCER	ADULT SOCCER
Christian Valley	7	1		1			1	
Regional	62	1	4	3			1	1
W.C. Field	1			1				
Spring Meadows	0.5							
North Park	2.7	1			1			
TOTALS	73.2	3	4	5	1	0	2	1

EXISTING STANDARDS DO NOT ADDRESS NEEDS FOR SOCCER FIELDS, SPECIFICALLY. THIS WILL BE INCLUDED IN THE ARD MASTER PLAN.

**Table 12**

Recreation Facility Demand

ITEM	UNIT	STANDARD NEEDED	EXISTING UNITS	UNMET DEMAND	ESTIMATED LAND COST	NOTES
<b>1. PARK ACREAGE</b>						
Passive Park Land 5 ac/1000	Acres	175-200	32	143-168	4,290,000-4,350,000	Land costs @ \$30,000 per acre
Active Parks 5 ac/1000	Acres	175-200	41	134-159	4,020,000-4,770,000	Land Costs @ \$30,000 per acre. [Development costs are an additional \$100,000 per acre.]
TOTAL ACRES		350-400	73*	277-327	8,310,000-9,810,000	
<b>2. FACILITIES</b>						

Play Lots 75 SF/Child 1 Child/ House	Acres	24	0.3	23	\$10 per S. F.	Tot Lots @ 1 Child Per Dwelling Unit
Courts Tennis/ Basketball 1 Per 3000	Courts	14	5	9	50,000 ea.	
Hardball 1 Per 6000	Diamonds	7	0	7	N/A	
Softball 1 Per 3000	Diamonds	14	5	9	60,000 ea.	
Trails 1 Mile/1000	Miles	41	0	41	60,000 mi.	Hiking, Riding, Bike

\* Source - 1993 Auburn Area Recreation and Park District Master Plan

### c. Trails

A recreational trail system could serve to maximize the recreational potential of several unique features which exist within the A/BCP area. These areas include:

(1) The American River: Additional bikeways, hiking trails, equestrian trails, rest areas and picnicking accommodations could be provided within the American River Canyon in order to enhance the existing recreational use of this area.

(2) Major Ridge Tops: Ridge tops offer outstanding scenic value for the recreationalist combined with the potential to link with other trail components. Development for recreation, especially trails, can link communities and provide an exceptional recreation opportunity. These ridge tops occur in many areas of Auburn and Bowman.

(3) Riparian Corridors: The design, construction, and management of proposed trails and pathways within riparian corridors can be carefully executed in order to maximize the recreational experience and minimize environmental disturbance. Bridges and other public improvements should be designed to provide safe and secure routes for trails, including grade separations between roads and trails.

(4) Oak Woodlands: Cooperative interagency planning of pathways, bikeways and equestrian trails can be promoted in "greenbelt" areas and provide links between various residential areas as well as connections to other trail systems.

The existing and proposed trails system is shown on Figure 11. In the development of future trail

corridors, the various land owners who could be affected consist of private property owners; the State of California; the County of Placer; the City of Auburn; Pacific Gas & Electric Company; the Placer County Water Agency; the Nevada Irrigation District; and the Southern Pacific Railroad. These land owners would be affected when trail corridors are developed along stream corridors, public streets and highways, utility transmission easements, canal banks, and railroad rights-of-way. Trails would only be developed on private property following the public purchase of land, land dedication resulting from a development project, or when there is a public easement.

The trails delineated on Figure 11 are categorized as follows:

(1) Independent Trails. Independent Trails are those which generally follow utility easements (PG&E, canals, Southern Pacific Railroad tracks), permanent and intermittent drainageways, or cross private property within a trail easement. Ideally, these trails should be located within easements, at least 16 feet in width, so that trails with a maximum width of 12-feet, can be accommodated. However, narrower trails may be appropriate in some instances. Independent trails are intended for recreational use by equestrians, hikers and mountain bicyclists and, except as otherwise noted, would be unimproved except for minimal grading and a loose aggregate base.

Figure 11

(2) Pedestrian/Cyclist Trails. Pedestrian/Cyclist trails are generally constructed within or adjacent to public street right-of-ways and are used for both recreation and transportation. The trail surface is paved and can be used by walkers, cyclists and, in many cases, the handicapped. This Plan recognizes three types of pedestrian/cyclists trails:

- **Route.** A route uses the existing roadway and is not designated as a separate facility. It is signed for user information as well as to inform the driving public that the road is a designated route for non-motorized transportation.

- **Lane.** A lane is adjacent to the roadway (paved shoulder) and is designated by striping. Generally four feet of additional right-of- way is required in both traffic directions. However, reduced standards may apply when the right-of-way is restricted or parking is prohibited.

- **Path.** A path is separated from the roadway by a buffer strip and is a separate facility. A minimum right-of-way of 12-feet is needed to accommodate an eight-foot wide, paved trail.

Pedestrian/Cyclists trails also include bicycle routes adopted by the Transportation Commission in the Placer County Bikeways Master Plan. The majority of these bike routes are within the City of Auburn, although several extend into unincorporated Placer County. These routes are adopted herein by reference to the Placer County Bikeways Master Plan.

#### d. Financing

A number of different sources of funding exist for the acquisition and development of public recreation



facilities. These include implementation of the Quimby Act; grant funds, state grants, donations; joint use of school facilities; Mello-Roos Community Facilities Districts; land trusts; bequeaths/endowments; general obligation bonds; local sales tax; land banking, etc., and are discussed in the Background Report. More detailed financial recommendations will be included in the ARD Master Plan.

#### **e. Implementation**

(1) The Auburn/Bowman Community Plan area is experiencing rapid growth which far exceeds the ability of the existing park services to meet the demand for recreation. It is critical that all potential park sites be studied for their suitability as recreation sites. It is also critical that an on-going source of revenues be specifically identified for their operations, maintenance and repairs. County staff, in cooperation with ARD, will explore potential funding sources listed above as well as identify any new available sources.

**Responsible Agency/Department:** Parks Department/ARD

**Time frame:** Ongoing

**Funding:** Various

(2) The potential park sites shown on the Plan map will serve as the most desirable sites to meet the future needs of the Auburn/Bowman Community Plan area. As development occurs, the acquisition of these sites will be considered.

**Responsible Agency/Department:** Parks Department

**Time frame:** Ongoing

**Funding:** Various

(3) As new school sites are acquired and developed, both ARD and the County will consider joint use opportunities including the acquisition of land adjacent to the school.

**Responsible Agency/Department:** Parks Department

**Time frame:** Ongoing

**Funding:** Various

(4) The County will prepare a revised park land dedication ordinance which addresses the County and ARD standard of 10 acres per 1000 people established by this Plan.

**Responsible Agency/Department:** Planning Department/Parks Department

**Time frame:** 1994

**Funding:** General Fund

(6) As new development occurs, the County will require the dedication of rights-of-way and/or the actual construction of those trail segments identified in this plan, which are affected by the development project.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit Fees

(7) When new State or County road projects are planned, pedestrian and bicycle trail/path facilities shall be incorporated into the project whenever feasible.

**Responsible Agency/Department:** Caltrans/Public Works

**Time frame:** Ongoing

**Funding:** Road Funds

(8) A Trails Master Plan and Safety Ordinance should be developed which designates trail components for equestrians, hikers, and cyclists on mountain and non-mountain bikes; contains trail design, access and construction standards; establishes specific plan lines for trails along stream corridors; and identifies financing cost options.

**Responsible Agency/Department:** Parks Department

**Time frame:** 1994

**Funding:** General Fund

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# AUBURN/BOWMAN COMMUNITY PLAN

## III. Community Development Element (cont.)

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### F. NOISE

#### 1. Introduction

Noise is often defined as unwanted sound, and thus is a subjective reaction to characteristics of a physical phenomenon. Noise in the community has often been cited as being a health problem; not in terms of actual physiological damage such as hearing impairment, but in terms of inhibiting general well-being and contributing to undue stress and annoyance. As noise levels increase, public annoyance with the noise source also increase, while at the same time the acceptability of the environment for people decreases. This decrease in acceptability and the threat to public well-being are the basis for land use planning policies preventing exposure to excessive community noise levels. Table 13 provides some examples of noise sources and their corresponding descriptive measurements.

The Auburn/Bowman Community Plan area contains a number of significant noise sources which include: traffic on major roadways and highways such as Interstate-80, Highway 49, Bell Road, Luther Road, etc.; railroad operations such as Southern Pacific Railroad, an important transcontinental railroad; airports and heliports such as the Auburn Airport and the California Department of Forestry heliport, and; certain industrial activities and fixed noise sources. Figure 12 depicts future 60 dB L<sub>dn</sub> contours for major roadways, railroads, and the airport.

**[Table 13 - Examples of Sound Levels](#)**

Figure 12

## **2. GOALS**

- a. TO PROTECT COMMUNITY PLAN AREA RESIDENTS FROM THE HARMFUL AND ANNOYING EFFECTS OF EXPOSURE TO EXCESSIVE NOISE.
- b. TO PRESERVE THE RURAL NOISE ENVIRONMENT OF THE COMMUNITY PLAN AREA AND SURROUNDING AREAS.
- c. TO PROTECT THE ECONOMIC BASE OF THE COMMUNITY PLAN AREA BY PREVENTING INCOMPATIBLE LAND USES FROM ENCROACHING UPON EXISTING OR PLANNED NOISE-PRODUCING USES.
- d. TO ENCOURAGE THE APPLICATION OF STATE OF THE ART LAND USE PLANNING METHODOLOGIES IN AREAS OF POTENTIAL NOISE CONFLICTS.

## **3. Policies**

- a. New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 14 as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 14.
- b. Noise created by new non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 14 as measured immediately within the property line of lands designated for noise-sensitive uses.
- c. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 14 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. (Requirements for the content of an acoustical analysis are given by Table 15.)

Note: For the purposes of the Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations. Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, etc.

**Table 14**

## NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING NON-TRANSPORTATION SOURCES

Noise Level	Daytime	Nighttime
Descriptor	(7 a.m. to 10 p.m.)	(10 p.m. to 7 a.m.)
Hourly $L_{eq}$ , dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

d. The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Table 16.

e. New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 16, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 16.

f. Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 16 at outdoor activity areas or interior spaces of existing noise-sensitive land uses in either the incorporated or unincorporated areas.

g. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 16 or the performance standards of Table 15, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

h. Where noise mitigation measures are required to achieve the standards of Tables 15 and 16, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

**Table 15**

### REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to the Noise Element shall:

1. Be the responsibility of the applicant.
2. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
3. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.
4. Estimate existing and projected cumulative (20 years) noise levels in terms of  $L_{dn}$  or CNEL and/or the standards of Table 14, and compare those levels to the adopted policies of the Noise Element. Noise prediction methodology must be consistent with the appendix to the Noise Element.
5. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
6. Estimate noise exposure after the prescribed mitigation measures have been implemented.
7. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

i. Both existing and future traffic noise levels along the Interstate 80 corridor pose an unusual problem for existing and future land uses within nearly 1/2 mile of either side of the freeway centerline. In order to allow reasonable use of this land, a maximum exterior noise exposure of 70 dB  $L_{dn}$ /CNEL shall be allowed. In such cases it may be necessary to incorporate noise barriers,

special building construction materials, and similar measures into project design in order to achieve suitable interior noise levels as specified in Table 16. Outdoor recreation areas should be shielded using wing walls, sound barriers, the structure itself, or other appropriate techniques to the extent practicable. Project-wide soundwalls will be used only where other potential measures are not feasible.

**Table 16**

**MAXIMUM ALLOWABLE NOISE EXPOSURE  
TRANSPORTATION NOISE SOURCES**

Land Use	Outdoor Activity Areas <sup>1</sup> $L_{dn}$ /CNEL, dB	Interior Spaces $L_{dn}$ /CNEL, dB $L_{eq}$ , dB <sup>2</sup>	
Residential	60 <sup>3</sup>	45	--

Transient Lodging	60 <sup>3</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60 <sup>3</sup>	--	40
Office Buildings	60 <sup>3</sup>	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

<sup>1</sup> Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

<sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. For properties affected by transportation noise from I-80 or railroad tracks, this maximum level shall be 70 dB L<sub>dn</sub>/CNEL, provided that interior levels are in compliance with this table.

#### 4. Discussion

There are a number of noise related issues that have been identified in the Plan area. Each of these issues is described below. The goals and policies previously listed were specifically developed as mechanisms to mitigate each of these issues.

##### a. Residential land use and noise

Noise is a significant factor in the suitability of lands within the Plan area for residential uses. Excessive noise in all portions of the Plan area may have harmful effects upon persons residing in and using those areas. Therefore, in order for the Plan to provide a healthful and pleasing environment, residents should not be exposed to excessive noise and associated adverse effects.

##### b. Rural noise expectations

Rural neighborhoods expect, and generally experience, lower ambient noise levels than more urbanized settings. Loss of "peace and quiet" is often a complaint of rural residents as areas build



out, particularly when vehicular traffic increases near homes. Where rural neighborhoods are planned, their noise environments should remain appropriate to this land use.

### **c. Land use and noise incompatibilities**

Residential and other noise-sensitive land uses and commercial/industrial land uses create inherently different noise environments owing to the differences in necessary activities. Where such potentially incompatible uses come closely into contact, residents may complain and otherwise make it difficult for commercial/industrial uses to conduct their business.

### **d. Noise reduction techniques**

Where land uses with potential noise conflicts are planned close to one another, a number of techniques exist which, when employed, can lessen adverse noise effects. These techniques may involve the configuration/location of uses on the property, reductions of noise generated by equipment, the use of physical barriers to noise, simply avoiding the placement of noise-conflicting uses near one another, and so forth. Where such methodologies are not applied, unnecessary conflicts between differing land uses are likely to develop.

## **5. Implementation Measures**

To provide a comprehensive approach to noise control which supports the goals of the Noise Element, Placer County shall:

a. Develop and employ procedures to ensure that noise mitigation measures required pursuant to an acoustical analysis are implemented in the project review and building permit processes.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** On-going

**Funding:** Permit fees

b. Develop and employ procedures to monitor compliance with the standards of the Noise Element after completion of projects where noise mitigation measures are required.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** On-going

**Funding:** Mitigation fees

c. Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and

Chapter 35 of the Uniform Building Code (UBC).

**Responsible Agency/Department:** Building Department

**Time frame:** On-going

**Funding:** Permit fees

Note: Title 24 of the California Code of Regulations (CCR) requires an acoustical analysis where multi-family dwellings are located within the 60 dB L<sub>dn</sub> or CNEL, which is intended to provide an acceptable environment for sleep and other indoor activities. Party walls and floor-ceiling assemblies must have a laboratory rated Sound Transmission Class (STC) of at least 50. Floor Ceiling assemblies must have a laboratory rated Impact Insulation Class (IIC) of at least 50. An STC or IIC rating of 45 is allowed for field-tested assemblies.

d. Request that the Highway Patrol actively enforce the California Vehicle Code sections relating to adequate vehicle mufflers and modified exhaust systems.

**Responsible Agency:** Division of Environmental Health

**Time frame:** On-going

**Funding:** No cost

e. Purchase only new equipment and vehicles which comply with noise performance standards based upon the best available noise reduction technology.

**Responsible Agency/Department:** Procurement

**Time frame:** On-going

**Funding:** No additional cost

f. Periodically review and update the Noise Element to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this Element.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** Periodically

**Funding:** General fund

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# AUBURN/BOWMAN COMMUNITY PLAN

## IV. Environmental Resources Management Element

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### A. INTRODUCTION

The Environmental Resources Management Element (ERME) is presented in three major sections; Natural Resources, Open Space, and Cultural Resources. The element presents goals and policies intended to protect or conserve environmental resources within the Auburn/Bowman Community Plan area. The majority of the technical data and descriptive information relating to each of the sections below is contained in the Background Report which accompanies the Plan and the Plan EIR.

#### 1. Constraints Map

The Plan area contains several resource constraints which, when viewed individually or together as a composite, represent impediments to the use of land, water and air. The natural and open space resources identified in this element present various levels of constraints to urban and rural development. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact. Figure 13 shows a composite map of constraints made up of those factors which most clearly affect the location, type, and extent of potential development (high erosion hazard/steep slopes, serpentine formation, Williamson Act lands, and Foothill Valley Riparian Vegetation). However, several other constraints exist which should be considered in the review of any development proposal. These include wetlands which are closely correlated with riparian vegetation areas; fire hazard areas which are correlated with steep slopes, and; hydric soils, which are not considered a development constraint in themselves, but which present the greatest opportunity for land banking for riparian and wetland replacement. These constraints and their level of development

restriction are discussed in the Background Report.

## **B. NATURAL RESOURCES**

Natural resources include soils, geology, hydrology, vegetation, fish and wildlife, and air quality. Together, these natural resources comprise the physical environment. The goals and policies contained in each of the following sections will allow for the necessary compromise in the competition for limited resources.

### **1. Soils**

#### **a. GOALS**

(1) CONSERVATION OF SOILS AS A VALUABLE NATURAL RESOURCE.

(2) MINIMIZE SOIL LOSS DUE TO ACCELERATED EROSION.

(3) MINIMIZE THE CONVERSION OF SOILS SUITABLE FOR AGRICULTURAL PURPOSES TO NON-AGRICULTURAL USES.

Figure 13

#### **b. Policies**

(1) Utilize the existing inventory of important soil types to serve as a means of identifying unique and important resources prior to project development. In the absence of more detailed site specific studies, determination of soil suitability for particular land uses shall be made according to the Soil Conservation Service's **Soil Survey of Placer County**.

(2) Coordinate with local, state and federal agencies with a trustee responsibility for the management of natural resources when land development activities affect soil resource conservation and management efforts.

(3) Require slope analysis maps during the environmental review process or at the first available opportunity of project review, as needed, to assess future grading activity, building location impacts, and road construction impacts.

(4) Ensure implementation of the Placer County Grading Ordinance to protect against sedimentation and soil erosion.

(5) Support and encourage existing special district, state, and federal soil conservation and restoration programs.

(6) Developers shall provide adequate drainage and erosion control during construction as described in the Placer County Land Development Manual.

(7) Discourage the use of off-road motor vehicles in areas where topsoil destruction or reduction of valuable habitat could result.

(8) Discourage the conversion of land designated for agricultural uses to non-agricultural uses by encouraging Williamson Act Preserves, by maintaining large minimum parcel sizes in agricultural areas in order to prevent fragmentation of land ownership patterns that lead to the loss of open space and economic agricultural units, and by supporting an agricultural buffer zone which would result in directing "urban and suburban" uses into areas appropriately zoned for such uses.

(9) Consider recreation facilities and activities such as fishing, camping, equestrian activities, and parks as appropriate uses in areas of agricultural operations.

### **c. Discussion**

Soil limitations (physical and chemical) are typically recognized as constraints to urban development and generally include the following considerations:

(1) Water features and relationships

(2) Engineering properties

(3) Sanitary waste absorption properties

(4) Properties to support wildlife

(5) Properties to support woodland, rangeland, agriculture

Information for each of these limitations is included in Placer County's **Soil Survey** and discussed in general by the Soil Classification System.

## **2. Geology**

### **a. GOALS**

(1) MINIMIZE LOSS OF LIFE, INJURY, DAMAGE TO PROPERTY, AND IMPACTS TO HUMAN HEALTH RESULTING FROM GEOLOGIC HAZARDS.

(2) IDENTIFY AND PROTECT IMPORTANT GEOLOGIC AND MINERAL RESOURCES IN THE PLAN AREA.

## **b. Policies**

(1) Require a detailed geological report during the environmental review process (could be deferred until the improvement plan process) for public and private development projects in high hazard areas (15%-30% or more slopes). Such reports shall be completed by a registered geologist, or other qualified specialist, and shall conform to standards adopted by the County of Placer.

(2) Require a soils report on all building permits and grading permits within areas of known slope instability or where significant potential hazard has been identified.

(3) Discourage, through precise zoning for large parcel sizes, new development on serpentine formations which require individual wells, septic systems, or water recharge areas.

(4) During project review, consider the development limitations of geologic formations.

(5) The goals and policies of the Placer County Mineral Resource Conservation Element are included by reference as a part of the A/BCP.

(6) Require drainage plans during the environmental review process to direct runoff and drainage away from steep and/or unstable slopes.

## **3. Hydrology**

### **a. GOALS**

(1) CONSERVE AND ENHANCE, AND PROTECT FROM DEGRADATION, SURFACE AND GROUND WATER SUPPLIES AND ADEQUATELY PLAN FOR THE DEVELOPMENT AND PROTECTION OF THESE RESOURCES FOR FUTURE GENERATIONS.

(2) SAFEGUARD AND MAINTAIN NATURAL WATERWAYS TO ENSURE WATER QUALITY, FLORA AND FAUNA SPECIES DIVERSITY AND UNIQUE WILDLIFE HABITAT PRESERVATION.

(3) REDUCE FLOOD HAZARDS BOTH ON-SITE AND DOWNSTREAM.

(4) REDUCE POTENTIAL FOR LOSS OF LIFE AND DAMAGE TO PROPERTY RESULTING FROM CURRENT FLOODWAY DEFICIENCIES.

(5) EDUCATE THE PUBLIC REGARDING THE POTENTIAL IMPACTS OF THEIR ACTIONS ON DRAINAGE, FLOODING AND WATER QUALITY.

## **b. Policies**

(1) Improve water quality by eliminating existing water pollution sources and by discouraging activities which include the use of hazardous materials around wetland and groundwater recharge areas.

(2) Preserve and enhance watersheds, particularly those adjacent to domestic water supply sources. Where urban or suburban development is permitted within such watersheds, require that urban runoff be adequately treated before being released.

(3) Coordinate with the Bureau of Reclamation, P.G.&E., Placer County water Agency (PCWA), and Nevada Irrigation District (NID) to promote the use of water reservoirs for multiple purposes where appropriate; i.e., water conservation, flood control, recreation, generation of hydroelectric power, and wildlife habitat.

(4) Ensure that an adequate quality and quantity of water is delivered to residents of the Auburn/Bowman area through continued cooperation with the Placer County Water Agency and the Nevada Irrigation District.

(5) Support regional, state, and federal agencies in their efforts to exact high levels of water quality from sewage dischargers.

(6) Promote water conservation through development standards, building requirements, landscape design guidelines, and other applicable policies and programs.

(7) Coordinate with the Placer County Health Department and the Department of Public Works in identifying critical watershed areas and in designating Best Management Practices appropriate to those areas for use by new development projects which are undertaken in those watersheds.

(8) Establish a water well monitoring program in areas with known or potential water quality problems or reduced yields. Take action to mitigate water quality problems and review development proposals in low water yield areas.

(9) Manage all stream environment zones, including flood plains, and riparian vegetation areas to promote multiple usage for flood control, open space, recreation, and wildlife habitat.

(10) Maintain and improve, where necessary, the quality of water in perennial and intermittent streams.

(11) Encourage owners of property adjacent to waterways and/or responsible agencies to maintain healthy vegetation along drainage courses, or to provide other suitable means of preventing bank erosion and siltation.

(12) Establish special procedures (including setbacks, etc.) for land use, building locations,



grading operations, and vegetation removal adjacent to all drainage ways, canals, and significant water features.

(13) Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels.

(14) Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding and water quality.

(15) Continue to implement and enforce the Grading Ordinance and Flood Damage Prevention Ordinance.

(16) Ensure that new development storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's "Stormwater Management Manual" and the County "Land Development Manual."

(17) Require new development to detain increases in peak stormwater runoff, or to pay appropriate in-lieu fees for compensating improvements, in all areas recommended for local detention in the "Auburn/Bowman Community Plan Hydrology Study" (Appendix D of the Plan's Background Report).

(18) Reduce the negative impacts on water quality resulting from urban runoff for all commercial, industrial, and residential projects by treating such runoff before it enters intermittent or permanent streams. All feasible mitigation measures should be considered, including, but not limited to, artificial wetlands, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, wet scrubbing of parking areas with a scrubbing/vacuum machine and proper wash water disposal, or other effective Best Management Practices, where appropriate.

(19) The community's canal systems should be protected from excessive contamination resulting from spillage or runoff of impurities originating from land development projects.

(20) Require that canals be encased whenever they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments.

(21) Require fencing of canals wherever lot size is between 2.3 and 4.6 acres, and on a case-by-case basis as determined by the entity responsible for the canal.

(22) Require that each new development project potentially affecting a canal must provide proper protection to that canal as part of the development review committee (DRC) review of the project. Require that DRC coordinate its requirements with the entity responsible for the canal.

(23) Evaluate potential flood hazards in an area prior to the approval of future development

projects.

(24) New construction (i.e., structures requiring building permits) should not be permitted within 100 feet of the centerline of permanent streams, within 50 feet of the centerline of intermittent streams, or within the future (fully developed) 100-year floodplain, whichever is greater. Where floodplain information does not exist, require determination of this information by the project proponent prior to issuance of development permits.

(25) Maintain natural conditions within the 100-year floodplain of intermittent and permanent streams except where work is required to maintain the streams' drainage characteristics and where such work is done in accordance with the Placer County Flood Damage Prevention Ordinance.

(26) Assure that new development conforms with the adopted programs, recommendations, and plans of the Placer County Flood Control and Water Conservation District.

### **c. Discussion**

#### **(1) Ground Water**

Rural residential uses in the northern and western portion of the Plan area generally depend on groundwater for domestic needs. Ground water in sufficient quantities to supply domestic requirements occurs only along open fractures within metamorphic and granitic rock units. Terrace deposits are of insufficient occurrence to provide a significant ground water supply, although there may be a few water wells producing from these surficial deposits along Dry Creek.

Groundwater, its occurrence and quality, is greatly variable due to the complex geology in the Plan area. In general, well water in the Auburn/Bowman area is of moderate to high quality. The only problem areas encountered have been in serpentine rock where ground water can be salty and brackish and in the Shirland Tract area where elevated levels of nitrate have been found.

#### **(2) Surface Water Supplies**

An extensive network of canals and reservoirs exists within the A/BCP boundaries which supplies surface water for domestic use throughout the Plan area, to the City of Auburn and also to the residential and agricultural regions of the County to the south and west of the Plan area. The canals are owned and operated by three different agencies: the Pacific Gas and Electric Company (PG&E), the Placer County Water Agency (PCWA), and the Nevada Irrigation District (NID). The source of the water for most of the canals is the Bear River and Lake Combie to the north of the Plan area. In general, most of the canals transport the water from north to south through the A/BCP area with many side diversions and spills being located within the Plan boundaries. Some of the canals are used solely for water supply purposes (municipal and agricultural), whereas others are also used for power generation. There are five reservoirs within the Plan area ranging in surface area from less than three acres to more than fifty acres. Most of these reservoirs are used primarily for storing water and diverting it to the various canals. Refer to the Background Report for a listing of all canals and reservoirs. This water delivery system is

discussed further in the Public Facilities Element of this Plan. An extensive technical analysis of the protection of the water quality in this canal/reservoir system and its potential solutions is located in the Plan's Background Report.

### **(3) Drainage, Flooding and Water Quality**

The A/BCP study area covers approximately 41.5 square miles and is contained within portions of six different drainage basins: Bear River, Orr Creek, Dry Creek (including Rock Creek), Auburn Ravine (including North Ravine), Mormon Ravine, Dutch Ravine and the American River (North Fork) (see Figure 14). Each watershed and the respective land area that are within the Plan area (or that contribute flows to the study area) was thoroughly analyzed by an engineering consultant. That information is contained in the Plan's Background Report. Also found in the Background Report are the assumptions, methodologies, data, and statistics used by the consultant in evaluating the flooding and water quality problems for each of the watershed areas listed, as well as recommended solutions to drainage problems in the Plan area.

## **4. Vegetation**

### **a. GOALS**

(1) PRESERVE OUTSTANDING AREAS OF NATIVE VEGETATION AND TREES, NATURAL TOPOGRAPHIC FEATURES, WILDLIFE HABITATS AND CORRIDORS, AND RIPARIAN CORRIDORS.

(2) CONSERVE SIGNIFICANT GRASSLAND AND WOODED AREAS AS ESSENTIAL ECONOMIC, NATURAL, AND AESTHETIC RESOURCES.

(3) PROTECT, RESTORE, AND ENHANCE THREATENED AND ENDANGERED SPECIES AND THE HABITAT WHICH SUPPORTS THOSE SPECIES.

### **b. Policies**

(1) Conserve vegetative resources due to their importance for wildlife habitat, watershed protection, climate moderation, erosion control, and for their many other values.

(2) Conserve the natural landscape, including minimizing disturbance to natural terrain and vegetation, as an important consideration in the design of any subdivision or land development project.

(3) Require field studies as part of "major" project review or where the habitat of special status species is known to exist in order to document the possible occurrence of special status plant species and provide a method of protecting, monitoring, replacing or otherwise mitigating the impacts of development in and around these sensitive habitats.

(4) Support the "no net loss" policy for wetland areas administered by the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Coordination with these agencies at all levels of project review shall continue to ensure that their concerns are adequately addressed. Review the success of this policy every five years and make changes as appropriate.

(5) Identify, protect, and enhance riparian corridors and vegetation; encourage preservation and maintenance of these areas in as natural a state as possible.

(6) Require 100' building setbacks from the centerline of perennial streams and 50' building setbacks from the centerline of intermittent streams as specifically shown on Figure 14 (Watersheds Map).

Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.

If different setback standards are adopted in the Placer County General Plan, the setback standards stated above should be considered for amendment to be consistent with the Placer County General Plan setback standards.

(7) Provide mitigation where impacts to stream environment zones or wetland areas are unavoidable. Measures shall include but not be limited to the identification of vegetation impacted; the preparation of revegetation plans, and; the specific monitoring of plantings to assure that successful mitigation/revegetation has occurred.

(8) Encourage landowners and developers to preserve the integrity of existing terrain and native vegetation in visually sensitive areas such as hillsides, ridges and along important transportation corridors and designated scenic highways.

(9) Use native and compatible non-native species, especially drought resistant species, to the extent possible in fulfilling landscaping requirements imposed as conditions of discretionary permits.

10) Conserve representative areas of undisturbed oak woodlands and valley grasslands that have significant value as wildlife habitat.

Figure 14

11) Preserve and protect landmark trees and major groves of native trees.

12) Establish procedures for identifying and preserving threatened or endangered plant species, when they are adversely affected by public or private development projects.

### **c. Discussion**

Vegetation not only supports abundant wildlife and is a vital part of the water quality protection function of watersheds, it is the most significant natural resource in the Plan area which people relate to when identifying a "rural" quality of life in Auburn and Placer County. Additionally, vegetative areas provide habitat for the wildlife which live or pass-through the Plan area.

Vegetation can be described in terms of vegetative habitats which share common characteristics. The area's vegetative habitats include valley-foothill riparian, annual grassland, pasture, orchard/vineyard, blue oak woodland, blue oak-Digger pine, Montane hardwood, Montane hardwood-conifer, mixed chaparral, urban and barren.

## **5. Fish and Wildlife**

### **a. GOALS**

(1) CONSERVE THE QUALITY OF HABITATS WHICH SUPPORT FISH AND WILDLIFE SPECIES SO AS TO MAINTAIN POPULATIONS AT SUSTAINABLE LEVELS.

(2) PROTECT, RESTORE AND ENHANCE HABITATS FOR NATIVE ANIMALS AND PROTECT THREATENED AND ENDANGERED, AND SPECIAL STATUS SPECIES.

### **b. Policies**

(1) Conserve large, continuous expanses of native vegetation as the most suitable habitat for maintaining abundant and diverse wildlife.

(2) Identify and protect important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.

(3) Carefully plan development in areas known to have particular value for wildlife and, where allowed, locate development so that the reasonable value of the habitat for wildlife is maintained.

(4) Recognize that stream channels, riparian corridors, natural drainages and the high quality of waters therein, are important as regional wildlife and fishery corridors.

(5) Encourage the use of Best Management Practices (BMPs) to protect streams from the adverse effects of livestock grazing.

(6) Encourage a program for the control of residual pesticides to prevent potential damage to birds, water quality, vegetation and wildlife.

(7) Encourage private landowners to adopt good wildlife habitat management practices, as

recommended by California Department of Fish and Game officials and the Placer County Resource Conservation District.

(8) Require mitigation for development projects where isolated segments of stream habitat are unavoidably altered. Such impacts should be mitigated on-site or elsewhere in the Plan area through stream or riparian habitat restoration work.

(9) Give special consideration to the habitats of rare, threatened, and endangered, and/or other special status species in the Plan area. Federal and State agencies, as well as other resource conservation organizations, shall be encouraged to acquire and manage endangered species' habitats.

(10) Require field studies as part of "major" project review or where the habitat of a special status species has been identified. These studies shall document the possible occurrence of special status wildlife species and provide a method for their protection, monitoring, replacement, or for otherwise mitigating development near their sensitive habitats.

### **c. Discussion**

The vegetative habitat areas and numerous waterways within the Plan area support diverse natural communities of animals, birds, fish and reptiles, including numerous game species. In addition, wetlands are an important vegetative and wildlife resource, as well as a vital link in the maintenance of water resources. Soil moisture regimes and hydrology are important influences on the extent of riparian vegetation.

#### **(1) Important Wildlife Species**

The following is a listing of some of the major species found in the Plan area. A complete description of the species and their habitats is presented in the Background Report.

Big Game - non-migratory Columbian Black-Tailed Deer

Wild Turkey

California Quail

Band-Tailed Pigeon

Mourning Dove

Raptors - Golden Eagle and Bald Eagle

#### **(2) Endangered, Threatened, and Special Animal Species**

While the California Department of Fish and Game has no recorded sightings of threatened or endangered wildlife species in the Plan area, the habitat of several such species is known to exist in the area. There are also several wildlife species inhabiting the Plan area which are worthy of protective measures, although they are not classified as threatened or endangered. Over the life of the Plan, the lists of flora and fauna needing special protection will probably grow and change. At the time of the writing of this Plan, the animal species listed below are among those that, along with their habitat, should be protected.

Endangered (Federal Government & State):

Bald Eagle

American Peregrine Falcon

Threatened (Federal Government):

Giant Garter Snake

Valley Elderberry Longhorn Beetle

Threatened (State):

Greater Sandhill Crane

Swainson's Hawk

Sensitive Species (Federal-BLM & USFS) & (State--DFG):

Ferruginous Hawk

Red-legged Frog

Species of Special Concern (State-DFG)

Golden Eagle

Cooper's Hawk

Sharp-shinned Hawk

Burrowing Owl

Long Eared Owl

Purple Martin

Yellow Breasted Chat

Yellow Warbler

California Horned Lizard

Biologically Rare or Declining (CA-DFG): Black Shouldered Kite

Great Blue Heron

Great Egret

## **6. Air Quality**

### **a. GOALS**

(1) PROTECT AND IMPROVE AIR QUALITY IN THE AUBURN AREA.

(2) ASSURE PLACER COUNTY'S COMPLIANCE WITH STATE AND FEDERAL AIR QUALITY STANDARDS.

### **b. Policies**

(1) Consider only area plan alternatives and later amendments that reduce emissions to their lowest practical levels.

(2) Plans under consideration shall contemplate smooth flowing traffic systems for major arteries. This includes traffic signal coordination, parallel roadways and intra-neighborhood connectors where significant reductions in overall emissions can be achieved.

(3) Continue the use of the -TL Zone and expand it to include synchronization of traffic signals on Highway 49 and similar arteries susceptible to emissions improvement through approach control.

(4) Implement precise zoning which provides the opportunity for an improved jobs-housing balance.

(5) Use Indirect Source Control Program strategies for all subsequent, new or revised, land uses



within the Plan area to reduce emissions. These are to be developed in the EIR for the Plan area and applied through individual land use performance standards.

(6) Use Direct Source Review as outlined in the EIR for the Plan to reduce emissions from existing land uses.

(7) Produce mitigations for air quality impacts associated with adoption of the Community Plan and include them in the monitoring plan.

(8) Utilize zoning regulations to provide a buffer between industrial and residential land uses.

(9) Projects which result in 200 or more trip-ends may require an air quality analysis to be submitted for review and approval.

(10) Actively participate in the Air Pollution Control District's Transportation Control Measures (TCM) program to reduce vehicle trips and miles travelled within the Plan area.

### **c. Discussion**

The Auburn Bowman area suffers from poor air quality caused by local and transported air pollutants that combine with topographic and meteorological conditions.

The California and Federal Clean Air Acts establish air quality standards for several pollutants and requires jurisdictions for areas that violate these standards to prepare and implement plans to achieve the standards by certain deadlines. The Auburn-Bowman area is non-attainment for the state and federal ozone standards, and for the state standards relating to particulate matter smaller than or equal to 10 microns in diameter (PM10). The Auburn-Bowman area is unclassified for carbon monoxide.

Given their status in relation to state and federal standards, PM10, CO, and ozone are the primary focus of air quality efforts in the Plan area, as well as the region.

The Auburn-Bowman area is located in the Sacramento Valley air basin portion of Placer County. Given its location, climate, topography, and prevailing winds, the area receives a considerable amount of pollutants generated elsewhere in the Sacramento metropolitan area.

According to the California Clean Air Act of 1988, the Placer County Air Pollution Control District (PCAPCD) has the primary responsibility for improving air quality throughout Placer County. The California Clean Air Act requires that the PCAPCD prepare an air quality attainment plan and update it every three years. The PCAPCD's 1991 air quality attainment plan contains several strategies for bringing all of Placer County, including the Auburn-Bowman area, into compliance with the California ambient ozone standards. This includes strategies to reduce emissions from both stationary and mobile sources.

A large percentage of Placer County's emissions result from automobile use. Based on information generated by Placer County, the County's population and number of daily vehicle miles traveled are expected to increase by 82% overall between 1987 and 2010. It is projected that the percentage increment of pollutants resulting from automobile use will decrease over time, while the percentage attributable to other mobile and stationary sources will increase. This can partially be attributed to improved auto emission standards. Emission trends for reactive organic gases (ROG) and oxides of nitrogen (NOx), the two primary contributors to high ozone concentrations and the formation of photochemical smog, are expected to drop slightly between 1987 and 1994 and then slowly increase through 2010.

The projected ROG and NOx emission controls described in the PCAPCD's 1991 air quality attainment plan are not sufficient to meet the air quality attainment standards in Placer County. No single control or strategy will solve the problem. A series of aggressive widespread steps must be taken to reduce emissions from both stationary and motor vehicle sources.

Opportunities exist during discretionary project review to analyze air quality impacts and apply appropriate mitigation measures in compliance with PCAPCD's 1991 Air Quality Attainment Plan. In order to ensure that the requirement of an air quality analysis and application of mitigation measures is consistently applied to projects with significant air quality impacts, PCAPCD is currently working on establishing project size/type thresholds. With the development of these thresholds, projects with air quality impacts below the threshold limit would not be required to produce an air quality analysis, however the project would be subject to APCD's standard project conditions.

## **C. OPEN SPACE**

Open space is any parcel or area of land or water essentially unimproved and/or designated for any of the open space uses defined in Section 65560 of the Government Code; open space for the preservation of natural resources, open space for the management and production of resources, open space for outdoor recreation, and open space for health and safety. This section establishes goals and policies with the intent of preserving open space areas as scenic resources and for purposes of recreation, agriculture, soil conservation, fish and wildlife habitat and for the protection of threatened or endangered species. This section is closely aligned and overlaps extensively with the previous natural resources section.

### **1. GOALS**

- a. PROTECT AND PRESERVE OPEN SPACES VITAL FOR WILDLIFE HABITAT AND/OR WHICH CONTAIN MAJOR OR UNIQUE ECOLOGICAL SIGNIFICANCE.
- b. PROTECT THE NATURAL BEAUTY AND MINIMIZE DISTURBANCE OF NATURAL TERRAIN AND VEGETATION.
- c. PROTECT OPEN AREAS AND GREENBELTS THROUGHOUT THE PLANNING AREA FOR USE AND ENJOYMENT BY RESIDENTS AND VISITORS.

d. PERMIT EXISTING AGRICULTURAL USES IN THE PLANNING AREA TO CONTINUE, AND CONSERVE LANDS SUITABLE FOR AGRICULTURE WHILE ALLOWING URBAN/SUBURBAN/RURAL RESIDENTIAL USES WHERE OTHERWISE APPROPRIATE.

e. PROVIDE FOR THE CONSERVATION, UTILIZATION, AND DEVELOPMENT OF MINERAL RESOURCES IN KEEPING WITH SOUND CONSERVATION AND RECLAMATION PRACTICES.

f. PROVIDE OPEN SPACE TO SHAPE AND GUIDE DEVELOPMENT AND TO ENHANCE COMMUNITY IDENTITY.

g. CONSERVE VISUAL RESOURCES OF THE COMMUNITY, INCLUDING IMPORTANT VISTAS AND WOODED AREAS.

h. CREATE A PEDESTRIAN AND TRAIL NETWORK TO PROVIDE ACCESS TO DEVELOPED AREAS AS WELL AS PUBLIC ACCESS TO OPEN SPACE AND RECREATION RESOURCES CONSISTENT WITH THE NEED TO PROTECT THESE RESOURCES.

i. MINIMIZE INJURY AND THE LOSS OF LIFE AS WELL AS DAMAGE TO PROPERTY RESULTING FROM FLOODING, WILDLAND FIRES, GEOLOGIC HAZARDS, AND NOISE POLLUTION.

## **2. Policies**

a. Protect all economically valuable resources, including mineral deposits, soils conducive to agricultural uses, and those open space areas which add to the overall attractiveness of the region.

b. Preserve and protect from urban encroachment the rural/agricultural areas generally north of Dry Creek Road, to the east of Highway 49 and northwest of Joeger Road, to the west of Highway 49, as regional open space.

c. Preserve and enhance natural land forms, native vegetation, and natural resources as open space to the maximum extent feasible.

d. Protect areas where greenbelts or linear open spaces should be preserved to enhance developed areas as well as to maintain the rural character of the area and clear boundaries of the "Auburn/Bowman" community.

e. Protect the watershed and viewshed of the American River Canyon as an important open space/recreation area.

f. In the design and construction of new development, preserve the following types of areas and features as open space to the maximum extent feasible: high erosion hazard areas; areas subject to landslide or with severe slope stability problems; areas with high fire risk; scenic and trail corridors; streams and other areas subject to flooding from a 100-year storm; streamside vegetation; wetlands; significant stands of vegetation; wildlife corridors, and; any areas of special ecological significance.

g. Encourage development of all building sites and residences in a manner minimizing disturbance to natural terrain and vegetation and maximizing preservation of natural beauty and open space. Where urban uses are called for in the Plan, attempt to balance the needs of such projects with this policy.

h. Encourage both private and public ownership and maintenance of large and small parcels of land for open space purposes.

i. Provide open space for the preservation of buildings and sites of archaeological, historical and cultural significance.

j. Protect the scenic corridor of I-80, Highway 49, Bell Road, Mt. Vernon Road, Dry Creek Road, and Christian Valley Road to preserve existing scenic vistas of the American River Canyon, the Sierra Nevada Mountain Range, and other local views.

k. Encourage and utilize existing County programs for protection and enhancement of scenic corridors and routes, including but not limited to: design review, sign control, landscaping and mounding, undergrounding utilities, scenic setbacks, density limitations, planned unit developments, grading and tree removal standards, open space easements, land conservation contracts, and anti-litter, beautification and cleanup programs.

l. Provide coordination of scenic highway programs between jurisdictions, recognizing that scenic routes are a resource of more than local importance.

m. Encourage uses such as trails, picnicking, observation points, parks, and roadside rests along scenic highways as appropriate.

n. Conserve visual resources of the community, including important vistas, wooded areas, and in particular riparian habitats and natural drainage channels which are important in providing high quality water resources and low cost natural flood control, and are important open space areas.

o. Leave stream corridors in an open, natural condition. Uses such as road crossings, recreation trails, foot bridges and passive parks are to be considered compatible uses within such areas.

p. Protect natural areas along creeks and canals through the use of non-development setbacks which may vary according to the significance of the area to be protected. (Where canals are to be enclosed and/or undergrounded, the water quality benefits shall be considered in determining

whether naturalized areas along canals shall be protected.)

q. Use streams and streambanks to provide natural open space recreation within the flood channel area, or activity areas for adjacent development.

Implement zoning and subdivision ordinances which protect and preserve significant natural open space.

r. Develop the recreation and open space potential of all water features, including reservoirs, natural streams and other waterways.

s. Locate recreation uses (golf courses, trails, athletic fields, picnic areas) taking into account terrain, links to other parts of the community, and related factors.

t. Include provisions within setback areas designated to protect natural resources which prohibit the placement of fill, during or after construction, establish a buffer area and protect vegetation within the buffer during construction; and provide covenants for the protection and maintenance of vegetation over the long term.

### **c. Discussion**

Open space can serve a variety of purposes. It can be used as the focal point of a community in the form of local and regional parks or as a means of preserving significant features in the area. Animal and plant habitat can and should be preserved by the judicious use of open space. This Plan recognizes that open space is needed to create a sense of well being and a high quality of life. In order to use open space in community design, it must first be recognized. Once recognized, it should be incorporated into programs for the preservation of natural resources, managed for the production of resources, used for outdoor recreation, and set aside, where appropriate, for public health and safety.

These open space lands can be protected through a variety of measures available to Placer County which can be used to regulate the use of both public and private land. Projects which can provide the greatest amount of benefit (i.e. broadest range of open space amenities) should be highest on the priority list for acquisition and development.

## **D. IMPLEMENTATION MEASURES**

### **1. Soils**

a. Through environmental review and project approval avoid development on highly erosive soils and slopes over 15%, if possible. Where development does occur in these areas, require the application of BMPs.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

b. Desirable development densities on steep slopes are large-lot rural residential uses (5+ acres), or higher urban densities (PUDs) clustered to avoid impact areas.

**Responsible Agency/Department:** Planning Department

**Time frame:** As part of the A/BCP update

**Funding:** General Fund

c. Continue the program of monitoring mitigation measures that relate to accelerated erosion and attendant problems. Arrange with public agencies and/or acceptable consultants to assist in implementing the mitigation monitoring program.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** Ongoing

**Funding:** Permit fees

d. Regulate development on Serpentine soils to consider water supply, septic filtration fields, and structural requirements. Avoid Serpentine formations for rural residential development, where possible.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

e. Require Best Management Practices of the Placer County Resource Conservation District and the USDA Soil Conservation Service through developer participation, discretionary fees, general fund monies, etc.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** Ongoing

**Funding:** Permit Fees/General Fund

f. Require a slope analysis during environmental review, or at the first available opportunity, as needed, during project review.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

g. The Planning Department and the Department of Public Works will be responsible for monitoring review of soils.

**Responsible Agency/Department:** Planning Department/Department of Public Works

**Time frame:** Ongoing

**Funding:** Permit fees

## 2. Geology

h. Enforce the Uniform Building Code for seismic concerns, including masonry building design requirements.

**Responsible Agency/Department:** Building Department

**Time frame:** Ongoing

**Funding:** Permit fees

i. Require individual site review for fault location within the Bear Mountain fault branch for discretionary projects.

**Redevelopment Agency/Department:** Department of Public Works

**Time frame:** Ongoing

**Funding:** Permit fees

## 3. Hydrology

j. As funding permits, the Division of Environmental Health will work with water well drilling contractors and others with useful information to study the quality of groundwater in the Plan area. This information will be used to develop and implement a formal groundwater quality management plan with emphasis upon such pollutants as elevated nitrate and coliform bacteria levels and the cause of any elevated levels discovered.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** As funding permits

**Funding:** Permit fees

k. In compliance with the Uniform Plumbing Code, Section 1001, in areas of potential groundwater contamination (such as heavily fertilized agriculture), the County will seek to require bacteriological, and in appropriate instances chemical, analyses of well water prior to building permit issuance.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** Ongoing

**Funding:** Permit fees

l. Prepare and adopt an ordinance implementing the drainage/flood mitigation fees, policies, and programs recommended in the "Auburn/Bowman Community Plan Hydrology Study" (Appendix D of the Plan's Background Report).

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors

**Time frame:** 1994

**Funding:** General Fund

m. Modify existing ordinances regulating land development activities to incorporate and formalize policies related to land use, grading operations, and vegetation removal adjacent to all drainageways, canals and significant water features.

**Responsible Agency/Department:** Planning Department/Department of Public Works/Division of Environmental Health/Board of Supervisors

**Time frame:** Ongoing



**Funding:** General Fund

n. Prepare and adopt a stream management plan and ordinance to protect and enhance waterways and stream channels.

**Responsible Agency/Department:** Planning Department/Resource Conservation District/  
Department of Public Works/Placer County Flood Control and Water Conservation District

**Time frame:** 1995

**Funding:** General Fund

o. Develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

**Responsible Agency/Department:** Department of Public Works/Placer County Flood Control and Water Conservation District/Division of Environmental Health

**Time frame:** Ongoing

**Funding:** General Fund

**4. Vegetation**

p. Implement the Stream Management Guidelines (adopted, 1992) and a wetland banking program when adopted.

**Responsible Agency/Department:** Department of Public Works/Planning Department/  
Department of Fish & Game/U.S. Army Corps of Engineers

**Time frame:** Ongoing

**Funding:** General Fund/Mitigation fees

q. Maintain large parcel zoning for agricultural uses to protect existing grazing lands.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the A/BCP update

**Funding:** General Fund

r. Require 100' building setbacks from the center line of perennial streams and 50' building setbacks from the centerline of intermittent streams as specifically shown on Figure 14 (Watersheds Map).

Based on more detailed information supplied as a part of the review for a specific project, the County may determine that such setbacks are not applicable in a particular instance or should be modified based on the new information provided.

If different setback standards are adopted in the Placer County General Plan, the setback standards stated above should be considered for amendment to be consistent with the Placer County General Plan setback standards.

**Responsible Agency/Department:** Planning Department

**Time frame:** Ongoing as a part of the A/BCP update

**Funding:** General Fund

s. Develop an urban forestry program and continue to implement the tree preservation ordinance.

**Responsible Agency/Department:** Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/General Fund

## 5. Fish and Wildlife

t. Designate parcels of 2.5 to 5 acres or larger in open woodland areas.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the A/BCP update

**Funding:** General Fund

u. Make the public aware of the sections of the Fish and Game Code which apply to diversion or obstruction of stream channels and pollution of waterways with detrimental material through educational materials distributed with building permits and as a part of project review.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** Ongoing

**Funding:** General Fund

v. Continue to include mitigation measures for development adopted pursuant to Fish and Game Stream Alteration Agreements and permits issued under Section 404 of the Clean Water Act.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

## 6. Air Quality

w. Develop appropriate thresholds which establish the project size/type which precipitates the need for an air quality analysis and the application of appropriate air quality mitigation measures.

**Responsible Agency/Department:** Air Pollution Control District

**Time frame:** 1994

**Funding:** General Fund

x. Review development project proposals for compliance with the County's Trip Reduction Ordinance.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** Ongoing

**Funding:** Permit fees

## 7. Open Space

y. Use specific zoning classification to implement appropriate land use development criteria including minimum parcel size, setbacks, height restrictions, maximum lot coverage and limitations on the use of land.

**Responsible Agency/Department:** Planning Department

**Time frame:** As part of the A/BCP update

**Funding:** General Fund

z. Require appropriate conditions of approval to provide open space where appropriate as a component of the land development review procedure.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

aa. Require dedication of open space easements where appropriate within development projects to preserve and protect open space resources.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

bb. Adopt an ordinance requiring the dedication of open space lands or payment of open space mitigation fees where appropriate to provide and maintain open space consistent with the park standard requiring five acres of passive park land open space for every 1000 persons. The existing park land dedication standard of 5 acres per 1000 people (for active recreation only) shall remain until a revised ordinance is adopted.

**Responsible Agency/Department:** Planning Department/County Parks Department

**Time frame:** 1994

**Funding:** General Fund

cc. Develop open space within redevelopment project areas using tax increment financing, where appropriate.

**Responsible Agency/Department:** Redevelopment Agency

**Time frame:** Ongoing

**Funding:** Redevelopment funds

dd. Impose setbacks from wetlands for projects subject to discretionary review including, but not limited to, tentative subdivision maps, design review and grading permits.

**Responsible Agency/Department:** Development Review Committee

**Time frame:** Ongoing

**Funding:** Permit fees

## **E. CULTURAL RESOURCES ELEMENT**

### **1. Purpose**

The intent of the cultural resources section is to establish goals and policies affecting historically, archaeologically, and culturally significant areas, as well as identify implementation measures which are available to effect the goals.

In addition to information contained herewith, the Plan's EIR contains discussions of the area's history as well as previously conducted cultural resource surveys in the area.

### **2. GOALS**

a. PRESERVE AND ENHANCE SIGNIFICANT HISTORICAL, CULTURAL, AND/OR ARCHAEOLOGIC SITES AND THE SURROUNDING ENVIRONMENT.

b. COOPERATE WITH THE CITY OF AUBURN IN PRESERVING AND IMPROVING THE INTEGRITY AND ENVIRONMENT OF THE HISTORIC BUILDINGS, STRUCTURES, AND DISTRICTS IN THE PLAN AREA.

c. ENCOURAGE THE CONTINUED PROVISION OF A WIDE VARIETY OF CULTURAL ACTIVITIES THAT CONTRIBUTE TO THE APPEAL OF THE AUBURN AREA.

### **3. Policies**

a. Identify and protect from destruction and abuse all representative and unique historical, cultural, and archaeological sites and their immediate environment.

b. Encourage and promote existing and proposed legislation for the protection of notable pre-historic and historic sites, artifacts, and visual site impact and flora.

c. Encourage the development of multipurpose facilities which can function as recreational sites, open space areas and for historic, cultural, and archaeological preservation.

d. Require site specific studies for archaeological or historical sites within the federal government's definition of "historical context" in all instances where land development has the potential to have a detrimental impact on these sites.

e. Protection of significant cultural resource is a priority over recordation and/or destruction.

#### **4. Discussion**

Based upon archeological reports and historic references, the local topography, numerous drainages and a wide variety of natural resources, as well as what we know from the ethnographic literature, the Auburn region is generally of very high sensitivity for both historic and prehistoric resources. The results of the survey work (93 reported site surveys as of August, 1990) support this assessment. Virtually every survey report discusses one or more finds.

The amount of acreage that has been surveyed is approximately 1600 acres of the total Plan area, which indicates that less than 10% of the Plan area has been reviewed for cultural resources.

There are variations in the sensitivity level throughout the Plan area. Zones near water sources such as creeks, rivers and springs were generally preferred living areas and of course much of the early mining was concentrated near the creeks and ravines. Many of the currently known sites however have been recorded in the gently rolling hills in between the drainages. The areas adjacent to drainages and immediately around known historic features are classified as high sensitivity, most of the remainder would be considered in the moderate to high range while the steepest slopes in the American River Canyon are the least sensitive.

#### **5. Implementation**

The following implementation measures should be followed to ensure that the goals and policies of this element are realized:

a. Because of the moderate to high sensitivity rating for most of the Plan area, it is believed prudent that all future projects which will involve potential ground disturbance be requested to provide a project specific record search as a part of environmental review. Based on the results of the record search, specific recommendations for archeological or historical field survey, archival research, architectural evaluations etc. could be made. In most cases, a field survey may would be required.

**Responsible Agency/Department:** Department of Museums/Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/mitigation fees

b. If, as a result of an archeological or historical field survey, sites of significance are discovered,

the sites should be made known to the Placer County Department of Museums and Placer County Historical Advisory Board. The Board may support and recommend a listing of the site with the State of California as a National Register nomination, A State Landmark nomination or a Point of Historical Interest. Furthermore, all known sites should be brought to the attention of the Department of Museums' office whose staff and volunteers are currently conducting a cultural resource inventory throughout Placer County.

**Responsible Agency/Department:** Department of Museums/Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/mitigation fees

c. In the event that Native American remains and/or associated grave goods are discovered at any time during project review or construction, the project proponent should stop work (if during construction or excavation) and contact the County Coroner and the Department of Museums.

**Responsible Agency/Department:** Department of Museums/Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/mitigation fees

d. Except for extremely sensitive archaeological sites, all sites not recognized and identified by signs or monuments as part of some State or Federal program should be identified and nominated for appropriate historical designation by the Placer County Historical Advisory Board.

**Responsible Agency/Department:** Department of Museums/Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/mitigation fees

e. It is important that all historical sites are protected from destruction or demolition. Therefore, avoidance/protection is preferred over recordation and destruction. The few remaining significant structures in the area should be protected by the existing owners or purchased by the appropriate public agencies.

**Responsible Agency/Department:** Department of Museums/Planning Department

**Time frame:** Ongoing

**Funding:** Permit fees/mitigation fees

f. Hire a Cultural Resources Officer.

**Responsible Agency/Department:** Department of Museums

**Time frame:** 1994

**Funding:** General Fund

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# AUBURN/BOWMAN COMMUNITY PLAN VI. Implementation

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## A. SUMMARY

In addition to all of the implementation measures mentioned in the previous chapters of this Plan, the goals, policies and other measures identified in the Auburn/Bowman Community Plan are implemented in a variety of ways. Some elements require the adoption of subsequent ordinances, regulations and/or guidelines to control various aspects of the development process. Elsewhere, references to guidelines contained within the Plan documents will assist with implementation done as a part of the development approval process. Service and infrastructure financing programs referred to within the elements of the Plan result in the implementation of the Plan as a whole.

The "Implementation" section is intended to summarize those measures which are proposed as a part of the adoption of the Plan. It should be noted that many of the policies stated herein are to be implemented through the on-going project approval process which occurs by way of applications for subdivisions, conditional use permits and other discretionary permits that are considered by Placer County authorities such as the Board of Supervisors, the Planning Commission, the Zoning Administrator, etc. In order to track the implementation of the Plan, the rate of build-out of the area, and to ensure that deficiencies or changes are noted, it shall be a policy of the County to provide an annual report on the Plan to the Planning Commission and Board of Supervisors.

**Responsible Agency:** Planning Department

**Time frame:** Annually

**Funding:** General Fund

## **B. ZONING AND LAND USE REGULATIONS**

It is through the ability to regulate the development and use of land that the Auburn/Bowman Community Plan will be implemented.

The Community Plan is the policy framework and plan of action for the area and the zoning regulations are the tools to effectuate the Plan. The County can guide and control development within the Plan boundaries through the enforcement of Zoning Ordinance provisions such as minimum lot sizes, structural setbacks, design criteria, etc. Precise zone district designations are included as a part of the Community Plan process, and they are important to the future development of the area. Whereas the Community Plan land use designations provide for a range of residential densities or a general category of commercial or industrial uses, the implementing zone district specifies a minimum lot size (or maximum residential density) or a more definitive type of commercial or industrial enterprise that may be allowed.

The Placer County Zoning Ordinance (which is currently being rewritten) provides the precise standards, regulations, process requirements and development criteria which will have the greatest impact upon the eventual build-out of the Plan. Other Placer County land use regulations which will contribute to the Plan's implementation include: the Subdivision Ordinance, the Grading Ordinance, the Environmental Review Ordinance, the Development Agreement Ordinance, the Design Review Guidelines, the Landscape Guidelines, the Flood Damage Prevention Ordinance, the Uniform Building Code and numerous other rules adopted to protect public health and safety, and promote the general welfare of the County.

## **C. RELATIONSHIP TO VARIOUS PLACER COUNTY GENERAL PLAN ELEMENTS AND RELATED FUNCTIONAL PLANS**

The Placer County General Plan was adopted in 1967 and is currently under revision. Between 1967 and 1991, the County has adopted various elements as a part of the County-wide General Plan. Some of these elements were adopted due to changes in the State Planning Law, while others were determined to be necessary by the Board of Supervisors. These independent elements, and other related functional plans, include: the Agricultural Element, the Mineral Resource Conservation Plan, the Solid Waste Management Plan, the Hazardous Materials Management Plan, the Seismic Safety Element and the Auburn Airport Comprehensive Land Use Plan. All of these documents have impacts upon the Auburn/Bowman Community Plan.

Due to the geographic, environmental and socioeconomic diversity found in Placer County, Community Plans or area General Plans have been adopted to address approximately 20 different planning areas throughout the County. The Auburn/Bowman Community Plan is the most recent of these plans and is an update of two earlier area plans (the Bowman General Plan - 1979 and the Auburn Area General Plan - 1978/79). The adoption of the Auburn/Bowman Community Plan signals its incorporation into the Placer County General Plan as the primary policy

document for the area discussed in the introduction section of this Plan.

The Government Code (Section 65302 et. seq.) requires the General Plan (including any Community Plans adopted pursuant thereto) to be an internally consistent statement of local government land use policy. During the preparation of the Auburn/Bowman Community Plan, all relevant General Plan elements were considered and policies integrated into the Community Plan where appropriate. Where more specific policy direction is not provided by the Auburn/Bowman Community Plan for any given issue, the Placer County General Plan must be used for guidance.

## **1. Agricultural Element (Adopted 3/27/89)**

"Policies expressed in the Agricultural Element are intended to apply to lands designated within the four agricultural land use categories used in the Placer County General Plan and local Community Plans, as well as on-going agricultural operations in other areas of the County, especially those lands in the Williamson Act." The Auburn/Bowman Community Plan includes areas designated as Agricultural, as well as some areas encumbered by Williamson Act contracts. Several of the goals and policies of the Plan reflect this recognition of and consideration for these agricultural areas. In fact, the general land use pattern included within the Plan attempts to protect the larger agricultural areas. Due to the location of existing agricultural, residential, commercial, industrial and institutional uses in and around the Plan area, potential land use conflicts are apparent.

The following goals of the Agricultural Element specifically address agricultural protection and potential land use conflicts:

**A-2 GOAL: TO PROVIDE FOR THE LONG-TERM CONSERVATION AND USE OF AGRICULTURAL LANDS.**

**A-3 GOAL: TO IDENTIFY FARMLANDS WITHIN THE COUNTY THAT ARE IMPORTANT TO THE MAINTENANCE OF THE LOCAL AGRICULTURAL ECONOMY.**

**A-4 GOAL: TO MAINTAIN AGRICULTURAL LANDS IN PARCEL SIZE CONFIGURATIONS WHICH HELP ASSURE THAT VIABLE FARMING UNITS ARE RETAINED.**

**A-5 GOAL: TO ESTABLISH POLICIES AND REGULATIONS WHICH RESTRICT THE USE OF LAND TO AGRICULTURAL AND COMPATIBLE USES RATHER THAN OTHER DEVELOPMENT PURPOSES.**

**A-6 GOAL: TO REDUCE THE INTRODUCTION OF CONFLICTING USES INTO FARMING AREAS AND TO MINIMIZE CONFLICTS WHERE EXISTING PARCEL SIZES OR USES CURRENTLY CREATE THE POTENTIAL FOR SUCH CONFLICTS.**

These goals and their companion policies listed in the Agricultural Element were utilized in

developing the goals and policies for the Auburn/Bowman Community Plan.

## **2. Solid Waste Management Plan (Adopted 1989)**

The Auburn/Bowman Community Plan is consistent with the projections contained within the 1989 Placer County Solid Waste Management Plan in that it does not provide for residential, commercial or industrial growth beyond that anticipated by that Solid Waste Plan. Projections regarding the lifespan of the County's waste disposal facilities as discussed in the 1989 Plan remain unchanged with the adoption of the Auburn/Bowman Community Plan.

## **3. Hazardous Waste Management Plan**

The Placer County Hazardous Waste Management Plan was prepared with consideration given to local Community Plans (see pp. 3 - 5 of the Hazardous Waste Management Plan, March, 1988). No special acknowledgment is required herein because the Hazardous Waste Management Plan identified the Auburn/Bowman area as one which "precludes repository siting" (see page M-11).

## **4. Seismic Safety and Safety Element (Adopted 4/77)**

The Auburn/Bowman Community Plan is subject to and consistent with the Seismic Safety and Safety Element of the Placer County General Plan which is included herein by reference.

## **5. Auburn Airport Comprehensive Land Use Plan (Adopted 2/87, Revised 3/90 by the Foothill Airport Land Use Commission)**

Pursuant to modifications to the Public Utilities Code in 1984 (Section 21670 et. seq.), the Sierra Planning Organization was designated by the Boards of Supervisors of Placer, El Dorado and Nevada counties as the Airport Land Use Commission (ALUC) for those counties. The Sierra Planning Organization (named the Foothill Airport Land Use Commission (FALUC) for purposes of implementing the provisions of the Public Utilities Code) adopted a Comprehensive Land Use Plan (CLUP) for the Auburn Airport in February of 1987. The CLUP limits land uses surrounding the Auburn Airport based upon Federal Aviation Agency (FAA) regulations and other rules established by the FALUC. The CLUP has the force and effect of the land use element of a community plan unless any of its provisions are overridden by a 4/5ths vote of the governing body of the jurisdiction within which the land use is proposed.

In order to provide for uses that are compatible with the City of Auburn's Municipal Airport, land use designations in the Auburn/Bowman Community Plan have been configured in conformance with the adopted and modified Auburn Airport Comprehensive Land Use Plan.

## **D. ECONOMIC DEVELOPMENT**

### **1. Definition of Economic Development**

Economic Development is the process by which a community creates quality employment opportunities for its residents. It also refers to activities designed to provide a stable, diverse economy to guard against unforeseen economic change affecting particular industry sectors. Economic Development may include financial or technical assistance to businesses to ensure the retention and expansion of existing enterprises and the attraction of new businesses, as well as job training and employment programs. In Placer County, the economic development program must focus on the creation of higher income employment opportunities for primary wage earners, so as to decrease the number of workers commuting out of the County to work.

## **2. Background**

Despite the attractiveness of the Auburn/Bowman area, new industrial enterprises have not located here for a variety of reasons. A strong economic development program is needed in order to provide a well balanced, economically healthy community. Industrial growth is interrelated with the jobs-housing goals identified earlier in this Plan and is essential to the economic vitality of the community.

At the present time there is approximately 606,000 sq. ft. of developed industrial space in the unincorporated Plan area. In addition, there is a large amount of undeveloped industrially zoned land. The County's Economic Development Department estimates that the current demand for industrial space is split: 75% for lease space and 25% for space which would be owned by the user. A typical potential user in this area is looking for 20,000+ sq. ft. in an existing building within ten minutes of their home.

In the past, the location of industry in this area has been inhibited by the lack of readily available building inventory and available lots. The lack of large industrial parks and relatively small industrial parcels have added to the cost of development through the need to install relatively expensive infrastructure to serve industrial users. Development of larger areas can benefit from economies of scale. The additional development costs can also be attributed to the foothill terrain which adds to grading, building, roadway, and infrastructure costs. As a result of these and other factors, the cost for industrial space in the Auburn/Bowman area averages \$.45 per sq. ft., which is significantly higher than the \$.23-.35 per sq. ft. cost in the South Placer area.

The development of new high quality commercial uses, in order to provide a wider range of services in the Plan area has also been recognized. The establishment of commercial enterprises which provide goods and services not found in the area at the present time can benefit the area in a number of important ways including reduced vehicle miles traveled, reduced air pollution, increased employment opportunities, additional tax revenues and a stable economy.

## **3. County Economic Development Strategy**

Recognizing the importance of economic development in Placer County, an Economic Development Strategy Plan was prepared in 1990. Although the Plan addresses County-wide issues, the general goals apply to the Auburn/Bowman Plan area, as do the specific "Goals for the Foothills." The need for a strong economic development program is acknowledged as one of the

basic Planning Principles upon which this Plan is based. (See Section II - General Community Goals and Planning Principles.)

The economic development strategy prepared for Placer County is organized around a mission statement, goals, and key issues. However, it goes beyond broad policy recommendations to produce an action-oriented planning document for achieving economic development. The strategy outlines actions, projects, and steps for implementing these actions. The organization responsible for implementing each program is also identified. The importance of each element is identified, and the timing for the implementation of the elements is discussed. In addition to the County-wide strategy, this Plan identifies specific proposals that apply in this area.

The overall mission statement for the County's strategy is as follows: "To ensure continued, diversified economic growth throughout Placer County, providing employment opportunities for all wage earners, regardless of skill level or educational background, while maintaining the environmental character of the County." The Auburn/Bowman Community Plan embodies this statement through the Land Use, Housing, and Community Design sections primarily and secondarily through the environmental resources discussion.

#### **a. COUNTY-WIDE GOALS**

(1) PROVIDE ASSISTANCE TO BUSINESSES THROUGHOUT THE COUNTY TO SUPPORT RETENTION, GROWTH AND EXPANSION OF EXISTING BUSINESSES AND THE START UP OF NEW BUSINESSES.

(2) ACHIEVE COMPLEMENTARY AND COORDINATED ECONOMIC DEVELOPMENT EFFORTS WITH THE EFFORTS OF CITIES AND OTHER ECONOMIC DEVELOPMENT ORGANIZATIONS.

(3) DEVELOP AND PROMOTE TWO-WAY COMMUNICATION BETWEEN THE PUBLIC SECTOR AND BUSINESS COMMUNITY.

(4) ACHIEVE COOPERATIVE WORKING RELATIONSHIPS AMONG ALL COUNTY DEPARTMENTS SO THAT THE BROADER NEEDS OF THE COUNTY (E.G. ENVIRONMENTAL QUALITY, AFFORDABLE HOUSING, REDUCED TRAFFIC CONGESTION, CONTINUED EMPLOYMENT OPPORTUNITIES, ETC.) ARE GIVEN ADEQUATE CONSIDERATION.

(5) MAXIMIZE **LONG-TERM** NET REVENUES TO THE COUNTY.

#### **b. GOALS FOR THE FOOTHILLS**

(1) PROVIDE PRIMARY WAGE EARNER JOB OPPORTUNITIES WITHIN THE COUNTY TO ENCOURAGE RESIDENTS NOT TO COMMUTE TO THE SACRAMENTO AREA AND TO ACHIEVE A JOBS/HOUSING BALANCE FOR THE AUBURN/BOWMAN AREA.

(2) ENSURE RETENTION OF SOME UNDEVELOPED INDUSTRIALLY ZONED LAND FOR FUTURE USE.

(3) PURSUE COORDINATING EFFORTS WITH CHAMBERS OF COMMERCE AND INCORPORATED CITIES WITHIN THE COUNTY.

(4) ENSURE CONTINUED EMPLOYMENT OPPORTUNITIES IN RESOURCE-BASED INDUSTRIES.

(5) PROVIDE A SUFFICIENT MIX OF NEIGHBORHOOD, REGIONAL, AND HIGHWAY COMMERCIAL FACILITIES TO SERVE THE RESIDENTS OF THE AUBURN/BOWMAN REGION AS WELL AS THOSE VISITING THE AREA.

(6) MAKE THE AUBURN/BOWMAN AREA AS ATTRACTIVE AS POSSIBLE TO NEW AND/OR RELOCATING "CLEAN" INDUSTRY, INCLUDING AVAILABILITY OF A VARIETY OF HOUSING OPPORTUNITIES FOR EMPLOYEES IN CLOSE PROXIMITY TO THE WORK SITE LOCATION AND AT A PRICE COMMENSURATE WITH EMPLOYEE WAGES.

#### **c. Policy for the Foothills**

(1) It is recognized that development of commercial and industrial uses can result in the loss of naturally occurring amenities. Where this is allowed to occur, adherence to a set of community design guidelines should assist in mitigating such impacts.

#### **4. Plan Proposals**

As discussed in the Land Use Section, a large amount of land in the Plan area has been designated for industrial and commercial use. In selecting these industrial and commercial areas several factors were considered. Among the most important of these were access, surrounding compatible uses, historical use of property, areas with the fewest development constraints, and availability of infrastructure.

The County's continuing economic development efforts should consider the following problems and recommended approaches.

a. The County should complete a specific target study for the Auburn/Bowman area to identify the specific types of industry which are best suited to the area.

b. The project approval process should be simplified and accelerated as much as possible in order to reduce up-front costs and enable a developer to get building space on-line as soon as possible after a tenant has been identified. This can be accomplished in a number of ways. First, the Auburn/Bowman Community Plan EIR has been prepared to address the potential impacts resulting from build-out of the area. This EIR provides extensive background material and, in

many cases, can be relied upon to address most environmental issues related to subsequent development projects. Such projects may then only be required to demonstrate consistency with the Plan and the ways in which applicable mitigation measures have been incorporated into the proposed project. The resulting Addendum EIR can meet the requirements of CEQA and be completed in substantially less time than other EIRs. The County should also support newly proposed legislation which specifically authorizes such an environmental review process.

Secondly, the continued and broader use of "master plan" Conditional Use Permits is especially appropriate for phased industrial, office, or commercial projects where exact building footprints cannot be determined until tenants have been found. As long as the Community Plan and Design Guidelines provide sufficient direction, such Use Permit approvals can allow the developer significant flexibility in final project design while also providing a project approval in advance of identifying specific tenant needs. This process has been used successfully in the County in the recent past.

c. In order to ensure that commercial and industrial development is aesthetically pleasing and a positive feature of the community, while providing necessary and desirable services and employment opportunities for area residents, strict adherence to the County's Design Guidelines and additional policies established in the Community Design section of this Plan should be sought. However, the County's Design Guidelines should be interpreted to provide greater flexibility and a relaxed standard for heavier industrial uses, especially where such uses are located out of view of important public areas and designated design corridors do not present a land use compatibility problem.

Additional, when a site is zoned for commercial or industrial uses, it must be acknowledged that when these areas develop, there could be a substantial alteration in the amenities that help identify the Auburn area, including a reduction in the tree coverage, wetland areas, rock outcroppings, and natural terrain. Although attempts will always be made to minimize these disturbances, complete avoidance of impacts on these resources will not always be possible.

d. In the rewrite of the Placer County Zoning Ordinance, consideration should be given to permitting a wider spectrum of uses which may be approved as ministerial, rather than discretionary projects.

e. New methods of financing the infrastructure necessary to support economic development should be explored. The use of assessment districts may be appropriate for some improvements while industrial bond financing or redevelopment may be useful in other circumstances. Where specific projects are proposed which implement the goals and policies of this Plan and are shown to have a net positive fiscal impact on the County, consideration should be given to the use of future revenues for the purpose of attracting such development. These funds could be used to provide road improvements, drainage facilities, multi-use parking facilities, sidewalks and other facilities which are needed to serve the new development and which may have other public uses as well.

f. The County shall encourage private lenders to invest in the Auburn/Bowman area through



public input to these lenders under the Community Reinvestment Act. These recommendations to private lenders shall include:

- Low interest long term loans to meet the credit needs of special districts that provide infrastructure and facilities for recreation, water, fire protection, or other public safety services.
- Low interest long term financing to assist the small business entrepreneur.
- Technical assistance to small and start-up business entrepreneurs.
- Low interest 15 year loans to assist with attracting primary wage earner industry and/or targeted industries per the Placer County Economic Development Study.

g. The County's Economic Development Department should continue to seek out and locate industrial uses which help to achieve the goals of this Plan.

h. Encourage land uses that accommodate commercial services that are regional in character, that provide goods and services that residents now travel outside the area to obtain, that provide goods and service in short supply in the area, while at the same time acknowledging that site constraints, design guidelines, and other land use consideration may limit the development of "regional malls," "power centers," or similar types of development. A number of sites exist in the Plan area which may be suitable for large (needing 10 or more acres) retail development.

## **E. REDEVELOPMENT**

### **1. Introduction**

Over the past 30 years the redevelopment process has become accepted as an effective technique for revitalizing America's aging and deteriorating urbanized areas, attracting new industries and other employment generators, expanding the tax base, and providing space for potential growth. To a large degree the redevelopment process was pioneered in California.

Placer County has been studying redevelopment as a tool to improve communities within the County for approximately two years. On April 30, 1991 the Board of Supervisors approved the creation of the Placer County Redevelopment Agency. The Bowman and North Auburn areas have been identified as redevelopment survey areas and additional review has identified both areas as being eligible as locations for redevelopment projects.

### **2. Background**

Redevelopment is a method used for improving housing conditions, financing infrastructure, stimulating private investment, providing for public facilities, and eliminating blighting conditions. Over the last 30 years the redevelopment process has become accepted as an effective technique for revitalizing deteriorating urbanized areas. Redevelopment is a local program and is

operated by the Board of Supervisors.

Financing for improvements related to redevelopment is generally provided through tax increments. Tax increments are increased property tax revenue generated above a base level value, or "frozen base" set at the time of project approval. The increased revenues come from the appreciation of property values due to rehabilitation, inflation or new development. Funds can be used for a range of public purposes including improvements, residential and commercial rehabilitation, relocation costs, developer assistance, and project administration. While the redevelopment process is quite complex and time consuming, it is being successfully used by cities and counties throughout California.

A more complete list of potential benefits that can result from redevelopment activities, and which could obviously be of benefit to the Auburn/Bowman Community Plan area are as follows:

- Elimination of blighting conditions (such as substandard housing, dilapidated or abandoned buildings, unsanitary or unhealthy conditions, or obnoxious or hazardous uses).
- Generation of new sources of governmental revenues (for example: sales taxes, transient occupancy taxes, and tax increments).
- Improvement, through rehabilitation and new construction, of housing conditions (both market rate and subsidized housing).
- Construction of major multi-use projects that act as catalysts for other redevelopment and revitalization efforts.
- Public infrastructure improvements (streets, sewer systems, storm drains, etc.).
- Construction or rehabilitation of cultural or tourist oriented facilities (community centers, theaters, convention centers, and tourist information centers, for example).
- Construction or rehabilitation of essential public facilities (such as police, fire, and jail facilities).
- Revitalization of downtown or strip commercial districts.
- Creation of parks, open space, and recreational opportunities.
- Restoration and preservation of historic districts.
- Attraction of industry or other generators of revenue and employment.

California Community Redevelopment Law (Part 1 of Division 24 of the California Health and Safety Code) generally gives redevelopment agencies the authority to carry out the programs discussed above. In some cases the law is very specific, i.e. 20% of the revenues to the

Redevelopment Agency must be used to provide low-income housing, while in other cases the authority of the Redevelopment Agency is more general and similar to local government's authority.

### **3. Process of Identifying Redevelopment Areas**

Each redevelopment plan must be approved by an ordinance that contains a finding that the area within the project boundary is "blighted" and that public intervention in the form of redevelopment is necessary. In general an area can be characterized as blighted if there are substandard, deteriorated, or dilapidated commercial buildings, poorly subdivided lots, inadequate public improvements, depreciated values, impaired investments, etc. In addition, the law requires that each area be "predominantly urbanized."

Judgements concerning the potential of the Auburn and Bowman areas as possible redevelopment areas were made after consideration of several factors:

- The ability of an area to meet the eligibility requirements of the California Community Redevelopment Law. These include: (1) the presence of blighting conditions sufficient to permit a legal finding of blight, and (2) the ability of the area to meet the requirement that at least 80 percent of the area is urbanized.
- The need for redevelopment action as evidenced by conditions such as substandard housing, deteriorated commercial buildings, inadequate public improvements, or under-utilized land.
- The potential for generating tax revenues during and after redevelopment. such revenues could include property taxes, transient occupancy (hotel) taxes, and sales taxes.
- The likely cost of implementing the program and the chances that these costs could be recaptured by increased tax revenues over time.
- The ability to define "defensible" survey and project area boundaries.
- The possibility of "packaging" individual redevelopment projects so that "strong" projects (for example, successful commercial projects that generate substantial tax increments) can be used to support "weak" projects (those emphasizing housing rehabilitation, for example).
- The ability of the County to handle a projects of the size contemplated.
- The general prognosis for success.

### **4. Bowman Area Potential Redevelopment**

The Bowman area presents a number of opportunities for the effective use of a redevelopment program. These opportunities range from the rehabilitation of small single family residences to

the encouragement of commercial projects of higher quality. With a carefully structured program, the potential for implementing a successful redevelopment program over a 10-15 year period is good.

Conditions found in the area that can be improved through redevelopment include poorly subdivided lots, aging and deteriorated buildings, and substandard streets and public improvements.

A number of useful redevelopment implementation techniques exist that may apply in this area:

- Preparation of a redevelopment plan and strategy.
- Implementation of a residential and commercial rehabilitation program.
- Assembly of land to produce marketable sites.
- Encouragement of movement of incompatible uses in order to achieve a more balanced land use pattern.
- Provision of public improvements as may be necessary to achieve redevelopment objectives.

## 5. North Auburn Area Potential Redevelopment

The potential North Auburn redevelopment area is a long, informally subdivided, unincorporated highway strip development along Highway 49 north of the Auburn city limits. The area is characterized by an inefficient lot pattern, a chaotic mixture of uses, inadequate public improvements, and a distribution of deteriorating structures. On the positive side, there are a number of new privately sponsored development projects within or adjacent to the area, some of which are of very high quality. However, **overall, detrimental existing conditions within the area constrain revitalization efforts by private enterprise acting alone.**

The size of the area and the magnitude of the problems described above all make early redevelopment of the area difficult. Nevertheless the County's redevelopment consultants believe that the North Auburn area presents a positive opportunity for redevelopment and the potential for successful redevelopment is quite good.

Potential implementation techniques include, but are not limited to, the following:

- Preparation of a redevelopment plan and strategy.
- Use of a residential and commercial rehabilitation program to improve conditions in the area.
- Assembly of land as may be necessary to produce marketable and developable parcels.

- Gradual phase out or relocation of incompatible uses to achieve a more acceptable land use pattern.
- Installation of public improvements in support of private revitalization efforts.
- Support for an active code enforcement program.
- Acquisition of land for open space purposes.
- Development of affordable housing in suitable areas.
- Redevelopment of public service facilities.

## 6. Plan Proposals

As discussed above, and in other sections of the Plan, the future development of the Auburn/Bowman area can benefit from many of the programs a Redevelopment Agency can provide assistance in implementing. Therefore, the Plan proposes the following:

- a. The County will consider redevelopment as a tool to implement the goals and policies of the Auburn/Bowman Community Plan.
- b. The County will prepare a Redevelopment Plan for the North Auburn and Bowman survey areas, and during its consideration of the Plan the County shall identify projects which further the goals of this Community Plan.
- c. Redevelopment projects which meet the greatest need and provide the greatest benefit to the area shall be identified and carried out.

## F. GENERAL RULES FOR INTERPRETATION

Community Plan Designation	Zone Districts Permitted
High Density Residential	Single Family Residential (R-1) Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3) Residential Professional (R-P) Open Space (O)
Medium Density Residential	Single Family Residential (R-1) Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3) Residential Professional (RP) Open Space (O)

Low-Medium Density Residential	Single Family Residential (R-1) Open Space (O)
Low Density Residential	Single Family Residential (R-1) Open Space (O) Agricultural Residential (AR) Farm (F)
Rural Low Residential	Single Family Residential (R-1) Open Space (O) Agricultural Residential (AR) Farm (F)
Rural Residential	Agricultural Residential (AR) Farm (F) Open Space (O) Forestry
Rural Estate	Open Space (O) Agricultural Residential (AR) Farm (F) Forestry
Agricultural	Open Space (O) Agricultural Residential (AR) Farm (F) Forestry
Commercial	Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Neighborhood Shopping Center (SC) Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3)
Professional Office	Medium Density Multiple Residential (R-2) High Density Multiple Residential (R-3) Residential Professional (R-P) Combining Density Limitation-0 (-DL-0)
Industrial	Industrial (M) Industrial Park (MP) Heavy Commercial (C-3) Limited Industrial (C-4)

Open Space/Business Park	Open Space (O) Residential Professional (RP) Industrial (M) Industrial Park (MP)
Open Space	Farm (F) Open Space (O)
Riparian/Drainage	Open Space (O) Flood Hazard (-FH) and any adjoining zone district
Mixed Use	Single Family Residential (R-1) Medium Density Multiple Residential (R-2) High Density Residential (R-3) Neighborhood Commercial (C-1) General Commercial (C-2) Heavy Commercial (C-3) Limited Industrial (C-4) Shopping Center (SC) Open Space (O) Residential Professional (RP) Industrial (M) Industrial Park (MP)

In all Community Plan areas, zoning designations which are more restrictive and which can act as a holding zone are considered to be consistent with the Plan. This will allow the Community Plan to project growth and development into the future, without designating such lands for development in the short term. In addition, a larger minimum lot size may be specified where development of property as a Planned Unit Development, at a density consistent with the Community Plan designation, has been specified in the Plan and implemented with the zoning.

Zoning designations may not permit densities to exceed those permitted by the Community Plan designation except where such additional densities are specifically authorized such as for senior independent living centers, low-income housing density bonuses, and second-residential units.

The County's various combining zones may be used in combination with any of the above-mentioned basic zone districts. Such combining zones are used for a variety of purposes including: to indicate areas where density is limited (-DL), and where minimum lot sizes are specified (-B), where conditional use permits are required (-L), and where a specific plan must be prepared in order to develop the area pursuant to the Plan (-DR). In the future, after a new zoning ordinance is adopted, additional combining zones may be used for: airport overflight areas (-AO), flood hazard areas (-FH), and other new zones which may be authorized in the future.

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